

# STATEMENT OF INFORMATION

39 SMITH STREET, NORTH BENDIGO, VIC 3550

PREPARED BY ARABELLA FINDLAY, RAY WHITE BENDIGO

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**39 SMITH STREET, NORTH BENDIGO, VIC** 4 2 1

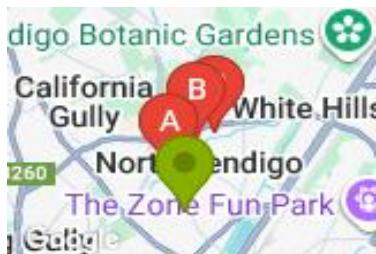
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$620,000 to \$660,000**

Provided by: Arabella Findlay, Ray White Bendigo

## MEDIAN SALE PRICE



**NORTH BENDIGO, VIC, 3550**

Suburb Median Sale Price (House)

**\$515,000**

01 October 2024 to 30 September 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



**38 ST JAMES WOOD DR, NORTH BENDIGO, VIC** 4 2 1

### Sale Price

**\$645,000**

Sale Date: 27/10/2025

Distance from Property: 631m



**4 WEBDON DR, NORTH BENDIGO, VIC 3550** 4 2 2

### Sale Price

**\$645,000**

Sale Date: 30/06/2025

Distance from Property: 1.1km



**8 FORBES CRT, NORTH BENDIGO, VIC 3550** 4 2 2

### Sale Price

**\$640,000**

Sale Date: 25/06/2025

Distance from Property: 1.2km



This report has been compiled on 23/12/2025 by Ray White Bendigo. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

#### Property offered for sale

Address  
Including suburb and  
postcode

39 SMITH STREET, NORTH BENDIGO, VIC 3550

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$620,000 to \$660,000

#### Median sale price

Median price	<div style="border: 1px solid black; padding: 5px; display: inline-block;">\$515,000</div>	Property type	<div style="border: 1px solid black; padding: 5px; display: inline-block;">House</div>	Suburb	<div style="border: 1px solid black; padding: 5px; display: inline-block;">NORTH BENDIGO</div>
Period	<div style="border: 1px solid black; padding: 5px; display: inline-block;">01 October 2024 to 30 September 2025</div>	Source	<div style="border: 1px solid black; padding: 5px; display: inline-block; text-align: center;"> pricefinder</div>		

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
38 ST JAMES WOOD DR, NORTH BENDIGO, VIC 3550	\$645,000	27/10/2025
4 WEBDON DR, NORTH BENDIGO, VIC 3550	\$645,000	30/06/2025
8 FORBES CRT, NORTH BENDIGO, VIC 3550	\$640,000	25/06/2025

This Statement of Information was prepared on:

23/12/2025