STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 ROSE STREET, CALIFORNIA GULLY,

3 1 4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **$639,000 to $679,000**

Provided by: PRD Admin, PRD Nationwide Bendigo

MEDIAN SALE PRICE



CALIFORNIA GULLY, VIC, 3556

Suburb Median Sale Price (House)

$550,500

01 April 2025 to 31 March 2026

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 agent's representative considers to be most comparable to the property for sale.



5 LEONARD AVE, FLORA HILL, VIC 3550

3 1 3

Sale Price

$680,000

Sale Date: 03/12/2025

Distance from Property: 6.1km A



159 NEALE ST, FLORA HILL, VIC 3550

3 1 3

Sale Price

$701,000

Sale Date: 17/09/2025

Distance from Property: 5.9km B



13 BOBS ST, BENDIGO, VIC 3550

3 1 2

Sale Price

$705,000

Sale Date: 24/07/2025

Distance from Property: 4.1km C

This report has been compiled on 20/04/2026 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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