Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	29 ROSS STREET BAIRNSDALE VIC 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$565,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	House	Suburb	Bairnsdale
Period-from	01 May 2025	to	30 Apr 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Address of comparable property	Price	Date of sale
48 TAYLOR STREET BAIRNSDALE VIC 3875	$552,000	17-Mar-26
118 MCKEAN STREET BAIRNSDALE VIC 3875	$530,000	19-Feb-26
8 FRANCIS STREET BAIRNSDALE VIC 3875	$579,000	20-Apr-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 May 2026

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48 TAYLOR STREET BAIRNSDALE VIC 3875
3 1 1

Sold Price RS $552,000 Sold Date 17-Mar-26
Distance 0.67km



118 MCKEAN STREET BAIRNSDALE VIC 3875
3 1 2

Sold Price $530,000 Sold Date 19-Feb-26
Distance 1.32km



8 FRANCIS STREET BAIRNSDALE VIC 3875
3 1 1

Sold Price RS $579,000 Sold Date 20-Apr-26
Distance 1.64km



45 PEARSON STREET BAIRNSDALE VIC 3875
3 1 2

Sold Price RS $550,000 Sold Date 17-Apr-26
Distance 1.26km



80 MORONEY STREET BAIRNSDALE VIC 3875
3 1 2

Sold Price $510,000 Sold Date 10-Feb-26
Distance 0.52km

RS = Recent sale **UN** = Undisclosed Sale

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