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	2 CARINYA COURT NORTH BENDIGO VIC 3550

Indicative selling price

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

~~Single Price~~		or range between	$475,000	&	$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$503,700	Property type	House	Suburb	North Bendigo
Period-from	01 Oct 2024	to	30 Sep 2025	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
215 HOLDSWORTH ROAD NORTH BENDIGO VIC 3550	$486,100	26-Nov-24
71 BOBS STREET WHITE HILLS VIC 3550	$480,000	03-Jul-25
19 SYDENHAM AVENUE NORTH BENDIGO VIC 3550	$490,000	24-Jan-25

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: 16 October 2025

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215 HOLDSWORTH ROAD NORTH BENDIGO VIC 3550

3 1 2

Sold Price **$486,100** Sold Date **26-Nov-24**

Distance **0.74km**

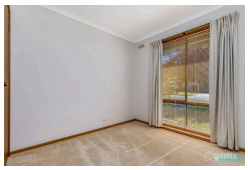


71 BOBS STREET WHITE HILLS VIC 3550

3 1 1

Sold Price **$480,000** Sold Date **03-Jul-25**

Distance **0.79km**



19 SYDENHAM AVENUE NORTH BENDIGO VIC 3550

3 1 2

Sold Price **$490,000** Sold Date **24-Jan-25**

Distance **0.84km**

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

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