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 or locality and postcode	9 Bendoc Street, Miners Rest Vic 3352

Indicative selling price

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

Single price $610,000

Median sale price

Median price $645,000 Property Type House Suburb Miners Rest

Period - From 01/10/2025 to 31/12/2025 Source REIV

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
1	3 Keating Ct MINERS REST 3352	$650,000	30/01/2026
2	28 Debono Dr MINERS REST 3352	$640,000	29/01/2026
3	20 Selwyn St MINERS REST 3352	$610,000	03/12/2025

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: 24/02/2026 10:00

9 Bendoc Street, Miners Rest Vic 3352



Property Type: Land

Agent Comments

Indicative Selling Price
$610,000
Median House Price
December quarter 2025: $645,000

Comparable Properties



3 Keating Ct MINERS REST 3352 (REI)

4 2 2

Price: $650,000
Method: Private Sale
Date: 30/01/2026
Property Type: House
Land Size: 607 sqm approx

Agent Comments



28 Debono Dr MINERS REST 3352 (REI)

3 2 2

Price: $640,000
Method: Private Sale
Date: 29/01/2026
Property Type: House
Land Size: 678 sqm approx

Agent Comments



20 Selwyn St MINERS REST 3352 (REI/VG)

3 2 2

Price: $610,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 645 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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