

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

3/12 FRANCIS 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$382,500

Property type

Unit

Suburb

Bairnsdale

Period-from

01 Sep 2025

to

31 Aug 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

1/201 NICHOLSON STREET BAIRNSDALE VIC 3875	\$410,000	24-Apr-26
32 LIGAR STREET BAIRNSDALE VIC 3875	\$430,000	23-Jul-26
1/66 MITCHELL STREET BAIRNSDALE VIC 3875	\$490,000	08-May-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: 15 September 2026

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**1/201 NICHOLSON STREET
BAIRNSDALE VIC 3875**
 2  1  1

Sold Price

\$410,000

 Sold Date **24-Apr-26**

 Distance **0.99km**

**32 LIGAR STREET BAIRNSDALE
VIC 3875**
 2  1  -

Sold Price

^{RS} **\$430,000**

 Sold Date **23-Jul-26**

 Distance **0.86km**

**1/66 MITCHELL STREET
BAIRNSDALE VIC 3875**
 2  2  1

Sold Price

\$490,000

 Sold Date **08-May-26**

 Distance **0.9km**
RS = Recent sale

UN = Undisclosed Sale

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