

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

5/3 RYAN STREET 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$466,000

Property type

Unit

Suburb

North Bendigo

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

3/3 RYAN STREET NORTH BENDIGO VIC 3550	\$540,000	06-May-26
5/23A SMITH STREET NORTH BENDIGO VIC 3550	\$565,000	04-Aug-26
1/5 BANNISTER STREET NORTH BENDIGO VIC 3550	\$520,000	08-Apr-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: 23 September 2026


**3/3 RYAN STREET NORTH
BENDIGO VIC 3550**

 1
  1
  1

Sold Price **\$540,000** Sold Date **06-May-26**

Distance **0km**


**5/23A SMITH STREET NORTH
BENDIGO VIC 3550**

 2
  2
  1

Sold Price ^{RS} **\$565,000** Sold Date **04-Aug-26**

Distance **0.14km**


**1/5 BANNISTER STREET NORTH
BENDIGO VIC 3550**

 1
  2
  1

Sold Price **\$520,000** Sold Date **08-Apr-25**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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