

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

83 VICTORIA 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

\$635,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

House

Suburb

Bairnsdale

Period-from

01 Jan 2025

to

31 Dec 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

30 MCCULLOCH STREET BAIRNSDALE VIC 3875	\$620,000	10-Jul-25
45 SCOTT STREET BAIRNSDALE VIC 3875	\$620,000	10-Oct-25
14 MURPHY STREET BAIRNSDALE VIC 3875	\$630,000	14-Mar-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: 27 January 2026

Sean Sabell

P 03 5153 2929

M 0437 898 426

E sean.sabell@obrienrealestate.com.au



**30 MCCULLOCH STREET
BAIRNSDALE VIC 3875**

 3  2  2

Sold Price

\$620,000

Sold Date

10-Jul-25

Distance

1.96km



**45 SCOTT STREET BAIRNSDALE
VIC 3875**

 4  2  2

Sold Price

Sold Date

10-Oct-25

Distance

1.46km



**14 MURPHY STREET BAIRNSDALE
VIC 3875**

 3  1  4

Sold Price

\$630,000

Sold Date

14-Mar-25

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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