

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

28 GRANT 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

\$760,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Bairnsdale

Period-from

01 Apr 2025

to

31 Mar 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

18 DAWSON STREET BAIRNSDALE VIC 3875	679000	16-Jan-26
15 MURPHY STREET BAIRNSDALE VIC 3875	745000	12-Feb-26
53 RIVERINE STREET BAIRNSDALE VIC 3875	762500	21-Jan-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.~~

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18 DAWSON STREET BAIRNSDALE VIC 3875 Sold Price ^{RS} **679000** Sold Date **16-Jan-26**
Distance **0.65km**

 3  2  2



15 MURPHY STREET BAIRNSDALE VIC 3875 Sold Price **745000** Sold Date **12-Feb-26**
Distance **0.56km**

 3  2  1



53 RIVERINE STREET BAIRNSDALE VIC 3875 Sold Price **762500** Sold Date **21-Jan-26**
Distance **0.53km**

 3  2  2

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

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