

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

319 Main Road, Golden Point Vic 3350

Indicative selling price

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

Range between \$280,000 & \$290,000

Median sale price

Median price \$502,500 Property Type House Suburb Golden Point

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	716 Laurie St MOUNT PLEASANT 3350	\$612,000	14/03/2025
2	207 Cobden St MOUNT PLEASANT 3350	\$590,500	06/03/2025
3	39 George St EUREKA 3350	\$620,000	11/02/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/04/2025 14:20

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Indicative Selling Price

\$280,000 - \$290,000

Median House Price

Year ending December 2024: \$502,500



3 1 3

Property Type: House

Land Size: 560 sqm approx

Agent Comments

Comparable Properties



716 Laurie St MOUNT PLEASANT 3350 (REI)

Agent Comments

3 1 2

Price: \$612,000

Method: Private Sale

Date: 14/03/2025

Property Type: House

Land Size: 583 sqm approx



207 Cobden St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$590,500

Method: Private Sale

Date: 06/03/2025

Property Type: House

Land Size: 407 sqm approx



39 George St EUREKA 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$620,000

Method: Private Sale

Date: 11/02/2025

Property Type: House

Land Size: 614 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408