

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

11 English Street, Golden Point Vic 3350

Indicative selling price

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

Range between

\$790,000

&

\$820,000

Median sale price

Median price

\$511,500

Property Type

House

Suburb

Golden Point

Period - From

01/07/2025

to

30/09/2025

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	403 Raglan St.S BALLARAT CENTRAL 3350	\$785,000	26/08/2025
2	303 Lyons St.S BALLARAT CENTRAL 3350	\$785,900	25/08/2025
3	605 Eureka St BALLARAT EAST 3350	\$760,000	28/05/2025

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:

15/10/2025 15:18

11 English Street, Golden Point Vic 3350



Robert Cunningham

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Indicative Selling Price

\$790,000 - \$820,000

Median House Price

September quarter 2025: \$511,500



Property Type:

Agent Comments

Comparable Properties



403 Raglan St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 26/08/2025

Property Type: House

Land Size: 534 sqm approx



303 Lyons St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$785,900

Method: Private Sale

Date: 25/08/2025

Property Type: House (Res)

Land Size: 659 sqm approx



605 Eureka St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 28/05/2025

Property Type: House

Land Size: 968 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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