

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

11 INGLEWOOD STREET GOLDEN SQUARE VIC 3555

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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,500

Property type

House

Suburb

Golden Square

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

44 MAPLE STREET GOLDEN SQUARE VIC 3555	\$615,000	23-Apr-25
9 HAPPY VALLEY ROAD WEST BENDIGO VIC 3550	\$611,888	14-Dec-24
32 VALENTINE STREET IRONBARK VIC 3550	\$680,000	29-Jun-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: 08 July 2025



**44 MAPLE STREET GOLDEN
SQUARE VIC 3555**

3 1 2

Sold Price **\$615,000** Sold Date **23-Apr-25**

Distance **1.13km**



**9 HAPPY VALLEY ROAD WEST
BENDIGO VIC 3550**

3 1 -

Sold Price **\$611,888** Sold Date **14-Dec-24**

Distance **0.96km**



**32 VALENTINE STREET IRONBARK
VIC 3550**

4 1 -

Sold Price ^{RS} **\$680,000** Sold Date **29-Jun-25**

Distance **1.88km**

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

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