

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 or
locality and postcode

4 Shamrock Street, Golden Square VIC 3555

Indicative selling price

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

or range between \$500,000 & \$550,000

Median sale price

Median price \$550,000 Property type House Suburb Golden Square

Period - From 1 Oct 24 to 30 Sep 25 Source Cotality

Comparable property sales

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
3 Snell Street, Golden Square VIC 3555	\$547,500	28/12/24
35 Specimen Hill Road, Golden Square VIC 3555	\$505,000	29/01/25
1 Thistle Street, Golden Square VIC 3555	\$500,000	29/01/25

This Statement of Information was prepared on: 08/10/25