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
dicative selling n	rice

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting or range between \$490,000 \$530,000

Median sale price

Median price	\$550,000		Property typ	e House	House		Golden Square
Period - From	1 Nov 24	to	31 Oct 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
18 Ophir Street, Golden Square VIC 3555	\$530,000	01/09/25
329 King Street, Golden Square VIC 3555	\$515,000	20/06/25
294 Mackenzie Street, Golden Square VIC 3555	\$490,000	02/05/25

This Statement of Information was prepared on:	13/11/25

