## 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

406 GRANT STREET GOLDEN POINT VIC 3350

#### 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	\$510,000	&	\$540,000
<del>Single Pfice</del>	b	between	φ510,000	α	\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$476,000	Prop	erty type House		Suburb	Golden Point	
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

#### 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
304 COBDEN STREET MOUNT PLEASANT VIC 3350	\$530,000	19-May-25
236 YORK STREET BALLARAT EAST VIC 3350	\$520,000	13-Jun-25
18 HOPETOUN STREET BALLARAT EAST VIC 3350	\$515,000	20-Sep-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: 17 October 2025





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**304 COBDEN STREET MOUNT** 

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**PLEASANT VIC 3350** 

Sold Price

**\$530,000** Sold Date **19-May-25** 

0.98km Distance



236 YORK STREET BALLARAT EAST VIC 3350

**■** 3 ₽ 1 Sold Price

\$520,000 Sold Date 13-Jun-25

Distance 1.06km



18 HOPETOUN STREET BALLARAT Sold Price EAST VIC 3350

**■** 3 \$1 \*\$515,000 Sold Date 20-Sep-25

Distance 1.34km

**RS** = Recent sale

UN = Undisclosed Sale

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