

## 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

4 WILMOT STREET GOLDEN SQUARE VIC 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$795,000

&

\$855,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,200

Property type

House

Suburb

Golden Square

Period-from

01 Sep 2024

to

31 Aug 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 411 HIGH STREET GOLDEN SQUARE VIC 3555  | \$800,000 | 03-Mar-25 |
| 4 EARLS COURT GOLDEN SQUARE VIC 3555    | \$825,000 | 26-Mar-25 |
| 28 LAZARUS STREET WEST BENDIGO VIC 3550 | \$840,000 | 08-Nov-24 |

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: 30 September 2025



**411 HIGH STREET GOLDEN SQUARE** Sold Price  
**VIC 3555**

**\$800,000** Sold Date **03-Mar-25**

 4  2  2

Distance **1.05km**



**4 EARLS COURT GOLDEN SQUARE** Sold Price  
**VIC 3555**

**\$825,000** Sold Date **26-Mar-25**

 4  2  2

Distance **1.43km**



**28 LAZARUS STREET WEST**  
**BENDIGO VIC 3550**

Sold Price

**\$840,000** Sold Date **08-Nov-24**

 4  2  2

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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