

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 8/603 Main Road, Golden Point Vic 3350

Indicative selling price

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

Single price \$339,000

Median sale price

Median price \$375,000

Property Type Unit

Suburb Golden Point

Period - From 29/01/2025

to 28/01/2026

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	6/33 Alexandra St SEBASTOPOL 3356	\$335,000	21/10/2025
2	9/603 Main Rd GOLDEN POINT 3350	\$330,000	22/08/2025
3	25 Latitude Ct BALLARAT EAST 3350	\$362,000	20/08/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/01/2026 16:19



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



6/33 Alexandra St SEBASTOPOL 3356 (REI/VG)

Agent Comments

2 1 1

Price: \$335,000

Method: Private Sale

Date: 21/10/2025

Property Type: Unit



9/603 Main Rd GOLDEN POINT 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$330,000

Method: Private Sale

Date: 22/08/2025

Property Type: Apartment



25 Latitude Ct BALLARAT EAST 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$362,000

Method: Private Sale

Date: 20/08/2025

Property Type: House