

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

305 Main Road, Golden Point Vic 3350

Indicative selling price

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

Range between \$395,000 & \$415,000

Median sale price

Median price \$560,000 Property Type House Suburb Golden Point

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	32 Chamberlain St EUREKA 3350	\$430,000	14/01/2026
2	303 Ligar St SOLDIERS HILL 3350	\$440,000	22/12/2025
3	48 Hopetoun St BALLARAT EAST 3350	\$390,000	11/11/2025

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:

13/03/2026 10:04



Property Type: House

Land Size: 300 sqm approx

Agent Comments

Comparable Properties



32 Chamberlain St EUREKA 3350 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 14/01/2026

Property Type: House

Land Size: 362 sqm approx



303 Ligar St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 22/12/2025

Rooms: 4

Property Type: House (Res)

Land Size: 230 sqm approx



48 Hopetoun St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 11/11/2025

Property Type: House

Land Size: 407 sqm approx