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: 303 Barkly Street, Golden Point Vic 3350

Indicative selling price

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

Range between $720,000 & $760,000

Median sale price

Median price $527,500 Property Type House Suburb Golden Point

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 eighteen 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	103 Gladstone St GOLDEN POINT 3350	$700,000	23/05/2025
2	12 Haymes Cr GOLDEN POINT 3350	$790,000	01/09/2024
3			

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 eighteen months.

This Statement of Information was prepared on: 10/09/2025 11:47

303 Barkly Street, Golden Point Vic 3350

JellisCraig



3 2 1

Property Type: House
Land Size: 769 approx sqm approx

Agent Comments

Indicative Selling Price
$720,000 - $760,000
Median House Price
June quarter 2025: $527,500

Comparable Properties



103 Gladstone St GOLDEN POINT 3350 (REI/VG)

3 2 2

Price: $700,000
Method: Private Sale
Date: 23/05/2025
Property Type: House
Land Size: 917 sqm approx

Agent Comments



12 Haymes Cr GOLDEN POINT 3350 (REI/VG)

4 2 3

Price: $790,000
Method: Private Sale
Date: 01/09/2024
Property Type: House (Res)
Land Size: 450 sqm approx

Agent Comments

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 eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

REIV THE DIFFERENCE

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