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	226 Larter Street, Golden Point Vic 3350

Indicative selling price

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

Single price $280,000

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 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
1	217 Havelock St SOLDIERS HILL 3350	$300,000	01/12/2025
2	515 Lyons St.S BALLARAT CENTRAL 3350	$345,000	08/08/2025
3	15 June Ct BALLARAT EAST 3350	$290,000	24/10/2024

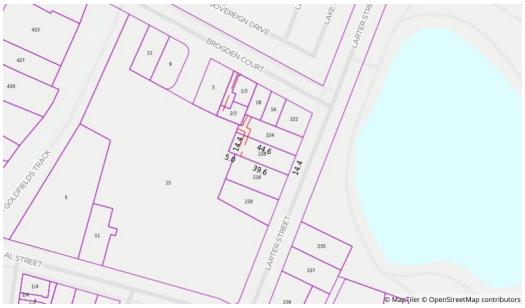
OR

~~**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: 22/01/2026 14:19

226 Larter Street, Golden Point Vic 3350

Dean Parish
0490382264
dean.parish@fletchers.net.au



Property Type: House (Res)

Agent Comments

Indicative Selling Price
$280,000
Median House Price
December quarter 2025: $560,000

Comparable Properties



217 Havelock St SOLDIERS HILL 3350 (REI)

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Price: $300,000
Method: Private Sale
Date: 01/12/2025
Property Type: Land
Land Size: 600 sqm approx

Agent Comments



515 Lyons St.S BALLARAT CENTRAL 3350 (REI)

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Price: $345,000
Method: Private Sale
Date: 08/08/2025
Property Type: Land
Land Size: 680 sqm approx

Agent Comments



15 June Ct BALLARAT EAST 3350 (REI/VG)

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Price: $290,000
Method: Private Sale
Date: 24/10/2024
Property Type: Land (Res)
Land Size: 646 sqm approx

Agent Comments

Account - Fletchers | P: 03 5333 4797

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