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: 46 Magpie Street, Golden Point Vic 3350

Indicative selling price

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

Range between $620,000 & $650,000

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	816 Laurie St MOUNT PLEASANT 3350	$620,000	08/09/2025
2			
3			

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: 09/02/2026 12:08

46 Magpie Street, Golden Point Vic 3350

JellisCraig



3 2 3

Property Type: House
Land Size: 1196 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $650,000
Median House Price
December quarter 2025: $560,000

Comparable Properties



816 Laurie St MOUNT PLEASANT 3350 (REI/VG)

3 1 2

Price: $620,000
Method: Private Sale
Date: 08/09/2025
Property Type: House (Res)
Land Size: 704 sqm approx

Agent Comments

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.

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

REIV THE DIFFERENCE

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