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	9 Magpie Street, Golden Point Vic 3350

Indicative selling price

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

Range between $585,000 & $615,000

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	804 South St BALLARAT CENTRAL 3350	$625,000	05/02/2026
2	409 Windermere St BALLARAT CENTRAL 3350	$600,000	02/02/2026
3	328 Humffray St.S GOLDEN POINT 3350	$590,000	30/01/2026

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: 24/02/2026 15:40

9 Magpie Street, Golden Point Vic 3350

JellisCraig



3 1 2

Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments

Indicative Selling Price
$585,000 - $615,000
Median House Price
December quarter 2025: $560,000

Comparable Properties



804 South St BALLARAT CENTRAL 3350 (REI)

3 1 4

Price: $625,000
Method: Private Sale
Date: 05/02/2026
Property Type: House
Land Size: 735 sqm approx

Agent Comments



409 Windermere St BALLARAT CENTRAL 3350 (REI)

3 1 -

Price: $600,000
Method: Private Sale
Date: 02/02/2026
Property Type: House (Res)

Agent Comments



328 Humffray St.S GOLDEN POINT 3350 (REI)

3 1 2

Price: $590,000
Method: Private Sale
Date: 30/01/2026
Property Type: House
Land Size: 631 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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