

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

28 James Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$625,000 & \$650,000

Median sale price

Median price \$540,000 Property Type House Suburb Golden Point

Period - From 01/04/2025 to 31/03/2026 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	27 Young St GOLDEN POINT 3350	\$645,000	17/03/2026
2	229 Raglan St.S BALLARAT CENTRAL 3350	\$645,000	13/02/2026
3	17 Barkly St BALLARAT EAST 3350	\$640,000	23/12/2025

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:

21/04/2026 16:31



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Property Type: House

Agent Comments

Indicative Selling Price

\$625,000 - \$650,000

Median House Price

Year ending March 2026: \$540,000

Comparable Properties



27 Young St GOLDEN POINT 3350 (REI)

Agent Comments

3 2 2

Price: \$645,000

Method: Private Sale

Date: 17/03/2026

Property Type: House



229 Raglan St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 2

Price: \$645,000

Method: Private Sale

Date: 13/02/2026

Property Type: House

Land Size: 520 sqm approx



17 Barkly St BALLARAT EAST 3350 (VG)

Agent Comments

3 - -

Price: \$640,000

Method: Sale

Date: 23/12/2025

Property Type: House (Res)

Land Size: 535 sqm approx

Account - Fletchers | P: 03 5333 4797