

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

518 Tress Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$630,000 & \$670,000

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	27 Young St GOLDEN POINT 3350	\$645,000	17/03/2026
2	4/6 Bath La BALLARAT CENTRAL 3350	\$640,000	06/03/2026
3	7 Conrad Ct GOLDEN POINT 3350	\$600,000	03/03/2026

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:

26/03/2026 10:11



3 2 1

Property Type: House
Land Size: 362 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$630,000 - \$670,000
Median House Price
December quarter 2025: \$560,000

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



4/6 Bath La BALLARAT CENTRAL 3350 (REI)

[Agent Comments](#)

3 2 1

Price: \$640,000
Method: Private Sale
Date: 06/03/2026
Property Type: Apartment
Land Size: 277 sqm approx

7 Conrad Ct GOLDEN POINT 3350 (REI)

[Agent Comments](#)

3 2 2

Price: \$600,000
Method: Private Sale
Date: 03/03/2026
Rooms: 5
Property Type: House (Res)