

## 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 and  
postcode

609 HUMFFRAY STREET SOUTH GOLDEN POINT VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,500

Property type

House

Suburb

Golden Point

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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

831 HUMFFRAY STREET SOUTH MOUNT PLEASANT VIC 3350	\$562,000	20-Jan-26
3 GORDON STREET BALLARAT EAST VIC 3350	\$569,000	21-Mar-26
7 MOYLE STREET BALLARAT CENTRAL VIC 3350	\$590,000	30-Oct-25

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: 16 April 2026


**831 HUMFFRAY STREET SOUTH  
MOUNT PLEASANT VIC 3350**

3 2 2

**Sold Price \$562,000 Sold Date 20-Jan-26**
**Distance 0.81km**

**3 GORDON STREET BALLARAT  
EAST VIC 3350**

3 2 2

**Sold Price <sup>RS</sup> \$569,000 Sold Date 21-Mar-26**
**Distance 1.69km**

**7 MOYLE STREET BALLARAT  
CENTRAL VIC 3350**

3 2 2

**Sold Price \$590,000 Sold Date 30-Oct-25**
**Distance 0.28km**
**RS = Recent sale**
**UN = Undisclosed Sale**

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