

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

13 Young Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$785,000 & \$825,000

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	124 Windermere St.S BALLARAT CENTRAL 3350	\$890,000	09/01/2026
2	114 Dawson St.S BALLARAT CENTRAL 3350	\$840,000	12/12/2025
3	405 Armstrong St.N SOLDIERS HILL 3350	\$842,250	10/11/2025

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:

13/04/2026 11:09



3 2 2

Property Type: House
Land Size: 378 sqm approx
 Agent Comments

Indicative Selling Price
 \$785,000 - \$825,000
Median House Price
 Year ending March 2026: \$540,000

Comparable Properties



124 Windermere St.S BALLARAT CENTRAL 3350 (REI) Agent Comments

3 1 3

Price: \$890,000
Method: Private Sale
Date: 09/01/2026
Property Type: House
Land Size: 506 sqm approx



114 Dawson St.S BALLARAT CENTRAL 3350 (REI) Agent Comments

3 2 1

Price: \$840,000
Method: Private Sale
Date: 12/12/2025
Property Type: House
Land Size: 508 sqm approx



405 Armstrong St.N SOLDIERS HILL 3350 (REI) Agent Comments

3 1 2

Price: \$842,250
Method: Private Sale
Date: 10/11/2025
Property Type: House
Land Size: 691 sqm approx

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