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 or locality and postcode	411 Humffray Street South, Golden Point Vic 3350

Indicative selling price

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

Range between $525,000 & $575,000

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 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
1	11 East St.N BAKERY HILL 3350	$570,000	11/05/2026
2	33 Princes St BALLARAT EAST 3350	$540,000	16/03/2026
3	8 Davey St BALLARAT CENTRAL 3350	$575,000	27/02/2026

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: 20/05/2026 10:18

411 Humffray Street South, Golden Point Vic 3350

JellisCraig



3 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 330 sqm approx

Agent Comments

Indicative Selling Price
$525,000 - $575,000
Median House Price
Year ending March 2026: $540,000

Comparable Properties



11 East St.N BAKERY HILL 3350 (REI)

3 1 1

Price: $570,000
Method: Private Sale
Date: 11/05/2026
Property Type: House

Agent Comments

33 Princes St BALLARAT EAST 3350 (VG)

3 - -

Price: $540,000
Method: Sale
Date: 16/03/2026
Property Type: House (Res)
Land Size: 302 sqm approx

Agent Comments



8 Davey St BALLARAT CENTRAL 3350 (REI/VG)

3 1 1

Price: $575,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 252 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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