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	18 Magpie Street, Golden Point Vic 3350

Indicative selling price

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

Range between $655,000 & $695,000

Median sale price

Median price $502,500 Property Type House Suburb Golden Point

Period - From 01/01/2024 to 31/12/2024 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	504 South St BALLARAT CENTRAL 3350	$770,000	11/12/2024
2	6 Magazine Ct GOLDEN POINT 3350	$720,000	30/09/2024
3	26 George St EUREKA 3350	$640,000	09/08/2024

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: 10/02/2025 15:23

18 Magpie Street, Golden Point Vic 3350



3 1 2

Property Type: Residential House
Land Size: 1149 sqm approx

Agent Comments

Indicative Selling Price
$655,000 - $695,000
Median House Price
Year ending December 2024: $502,500

Comparable Properties



504 South St BALLARAT CENTRAL 3350 (REI)

3 2 4

Price: $770,000
Method: Private Sale
Date: 11/12/2024
Property Type: House
Land Size: 834 sqm approx

Agent Comments



6 Magazine Ct GOLDEN POINT 3350 (REI/VG)

4 2 2

Price: $720,000
Method: Private Sale
Date: 30/09/2024
Property Type: House
Land Size: 782 sqm approx

Agent Comments



26 George St EUREKA 3350 (REI)

3 1 4

Price: $640,000
Method: Private Sale
Date: 09/08/2024
Property Type: House
Land Size: 1298 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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