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	207 Main Road, Golden Point Vic 3350

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $476,000 Property Type House Suburb Golden Point

Period - From 01/04/2024 to 31/03/2025 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	815 Talbot St.S REDAN 3350	$440,000	05/12/2024
2	13 Frances Cr BALLARAT EAST 3350	$415,000	05/12/2024
3	205 Main Rd GOLDEN POINT 3350	$420,000	22/11/2024

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: 20/05/2025 18:48

207 Main Road, Golden Point Vic 3350



3 1 3

Property Type: House
Land Size: 564 sqm approx

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median House Price
Year ending March 2025: $476,000

Comparable Properties



815 Talbot St.S REDAN 3350 (REI)

3 1 2

Price: $440,000
Method: Private Sale
Date: 05/12/2024
Rooms: 4
Property Type: House (Res)
Land Size: 545 sqm approx

Agent Comments



13 Frances Cr BALLARAT EAST 3350 (REI/VG)

3 1 1

Price: $415,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 546 sqm approx

Agent Comments



205 Main Rd GOLDEN POINT 3350 (REI/VG)

3 1 1

Price: $420,000
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 522 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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