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	5 Magpie Street, Golden Point Vic 3350

Indicative selling price

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

Range between $965,000 & $985,000

Median sale price

Median price $527,500 Property Type House Suburb Golden Point

Period - From 01/04/2025 to 30/06/2025 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	128 Windermere St BALLARAT CENTRAL 3350	$1,165,000	25/06/2025
2	413 Skipton St REDAN 3350	$975,000	25/06/2025
3	217 Lydiard St.N SOLDIERS HILL 3350	$1,425,000	13/06/2025

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: 30/08/2025 15:14

5 Magpie Street, Golden Point Vic 3350

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Property Type:
Agent Comments

Indicative Selling Price
$965,000 - $985,000
Median House Price
June quarter 2025: $527,500

Comparable Properties

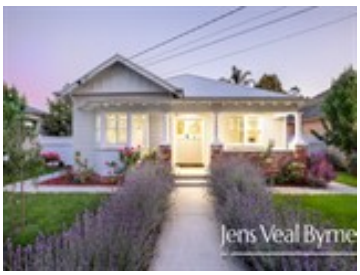


128 Windermere St BALLARAT CENTRAL 3350 (REI/VG)

4 2 2

Agent Comments

Price: $1,165,000
Method: Private Sale
Date: 25/06/2025
Property Type: House
Land Size: 510 sqm approx



413 Skipton St REDAN 3350 (REI)

4 2 4

Agent Comments

Price: $975,000
Method: Private Sale
Date: 25/06/2025
Property Type: House
Land Size: 915 sqm approx



217 Lydiard St.N SOLDIERS HILL 3350 (REI)

4 2 2

Agent Comments

Price: $1,425,000
Method: Private Sale
Date: 13/06/2025
Property Type: House
Land Size: 623 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408

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