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	30 York Street, Golden Point Vic 3350

Indicative selling price

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

Range between $525,000 & $545,000

Median sale price

Median price $511,500 Property Type House Suburb Golden Point

Period - From 01/07/2025 to 30/09/2025 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	505 York St BALLARAT EAST 3350	$537,000	28/05/2025
2	304 Cobden St MOUNT PLEASANT 3350	$530,000	19/05/2025
3			

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: 05/11/2025 11:24

30 York Street, Golden Point Vic 3350

JellisCraig



3 1 3

Property Type: House
Land Size: 1055 sqm approx

Agent Comments

Indicative Selling Price
$525,000 - $545,000
Median House Price
September quarter 2025: $511,500

Comparable Properties



505 York St BALLARAT EAST 3350 (REI/VG)

3 1 2

Price: $537,000
Method: Private Sale
Date: 28/05/2025
Property Type: House
Land Size: 800 sqm approx

Agent Comments



304 Cobden St MOUNT PLEASANT 3350 (VG)

3 - -

Price: $530,000
Method: Sale
Date: 19/05/2025
Property Type: House (Res)
Land Size: 426 sqm approx

Agent Comments

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.

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

REIV THE DIFFERENCE

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