

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 Unit 1,379 High Street, Golden Square, Vic 3555

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Price Range \$520,000 & \$550,000

Median sale price

Median price \$575,000 Property type House Suburb Golden Square
Period - From April, 2025 to March, 2026 Source Realestate.com.au

Comparable property sales

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
2/20 Mahon Avenue, Kennington	\$530,000	11/03/2025
Unit 1/4-6 Greenwood Circuit Epsom	\$540,000	15/12/2025
2/50 Raglan Street, White Hills	\$530,000	11/12/2025

This Statement of Information was prepared on: 02/04/2026