

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

180 Golden Point Road, Golden Point Vic 3451

Indicative selling price

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

Range between \$745,000 & \$785,000

Median sale price

Median price \$537,500 Property Type House Suburb Golden Point

Period - From 01/07/2025 to 30/06/2026 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	69 Mount View Rd CHEWTON BUSHLANDS 3451	\$760,000	14/07/2026
2	729 Pyrenees Hwy CHEWTON 3451	\$750,000	10/07/2026
3	6 Dinah Rd CHEWTON 3451	\$795,000	21/07/2025

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:

02/09/2026 11:28



Property Type: House

Land Size: 8166 sqm approx

Agent Comments

Comparable Properties



69 Mount View Rd CHEWTON BUSHLANDS 3451 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 14/07/2026

Property Type: House

Land Size: 24683 sqm approx



729 Pyrenees Hwy CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 10/07/2026

Property Type: House (Res)

Land Size: 11300 sqm approx



6 Dinah Rd CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$795,000

Method: Private Sale

Date: 21/07/2025

Property Type: House

Land Size: 6750 sqm approx