

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

2 Llewellyn Road, Golden Point Vic 3451

Indicative selling price

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

Single price

\$795,000

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	50 Eureka St CHEWTON 3451	\$740,000	06/07/2026
2	28 Archers Rd CHEWTON 3451	\$815,000	19/06/2026
3	221 Colles Rd MOONLIGHT FLAT 3450	\$725,000	18/02/2025

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:

18/08/2026 11:51



 2  1  4

Property Type: House

Land Size: 2571 sqm approx

Agent Comments

Comparable Properties



50 Eureka St CHEWTON 3451 (REI/VG)

Agent Comments

 3  1  4

Price: \$740,000

Method: Private Sale

Date: 06/07/2026

Property Type: House

Land Size: 2008 sqm approx



28 Archers Rd CHEWTON 3451 (REI)

Agent Comments

 3  1  2

Price: \$815,000

Method: Private Sale

Date: 19/06/2026

Property Type: House

Land Size: 3048 sqm approx



221 Colles Rd MOONLIGHT FLAT 3450 (REI/VG)

Agent Comments

 2  1  4

Price: \$725,000

Method: Private Sale

Date: 18/02/2025

Property Type: House

Land Size: 5406 sqm approx