

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

3/2a Wainwright Street, Golden Point Vic 3350

Indicative selling price

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

Range between

\$535,000

&

\$565,000

Median sale price

Median price

\$450,000

Property Type

Townhouse

Suburb

Golden Point

Period - From

12/08/2025

to

11/08/2026

Source

Property Data

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	28 James St GOLDEN POINT 3350	\$585,000	06/07/2026
2	4 Peppermint PI MOUNT PLEASANT 3350	\$535,000	25/06/2026
3	411 Humffray St.S GOLDEN POINT 3350	\$540,000	19/06/2026

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:

12/08/2026 12:42



 3  2  2

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$535,000 - \$565,000

Median Townhouse Price

12/08/2025 - 11/08/2026: \$450,000

Comparable Properties



28 James St GOLDEN POINT 3350 (REI)

Agent Comments

 3  1  2

Price: \$585,000

Method: Private Sale

Date: 06/07/2026

Rooms: 5

Property Type: House (Res)



4 Peppermint PI MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$535,000

Method: Private Sale

Date: 25/06/2026

Property Type: House



411 Humffray St.S GOLDEN POINT 3350 (REI)

Agent Comments

 3  1  1

Price: \$540,000

Method: Private Sale

Date: 19/06/2026

Property Type: House

Land Size: 328 sqm approx

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