

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

316 Main Road, Golden Point Vic 3350

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$520,500

Property Type

House

Suburb

Golden Point

Period - From

23/02/2025

to

22/02/2026

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	422 Main Rd GOLDEN POINT 3350	\$485,000	12/01/2026
2	219 Clayton St CANADIAN 3350	\$492,000	06/11/2025
3	62 King St.S BALLARAT EAST 3350	\$448,333	05/11/2025

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:

23/02/2026 13:40

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Indicative Selling Price

\$450,000

Median House Price

23/02/2025 - 22/02/2026: \$520,500

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 550 sqm approx

Agent Comments

Comparable Properties

**422 Main Rd GOLDEN POINT 3350 (REI)**

Agent Comments

**Price:** \$485,000**Method:** Private Sale**Date:** 12/01/2026**Property Type:** House**Land Size:** 765 sqm approx**219 Clayton St CANADIAN 3350 (REI/VG)**

Agent Comments

**Price:** \$492,000**Method:** Private Sale**Date:** 06/11/2025**Property Type:** House**Land Size:** 432 sqm approx**62 King St.S BALLARAT EAST 3350 (REI)**

Agent Comments

**Price:** \$448,333**Method:** Private Sale**Date:** 05/11/2025**Property Type:** House**Land Size:** 697 sqm approx

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