

# 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

4/6 Gladstone Street, Mount Pleasant Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$455,000

&

\$475,000

### Median sale price

Median price

\$420,000

Property Type

Unit

Suburb

Mount Pleasant

Period - From

01/01/2025

to

31/12/2025

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 eighteen 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 | 3/519 Bond St GOLDEN POINT 3350 | \$450,000 | 07/11/2025   |
| 2 | 3/4 Dunn St GOLDEN POINT 3350   | \$461,500 | 24/10/2025   |
| 3 |                                 |           |              |

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 eighteen months.

This Statement of Information was prepared on:

16/03/2026 19:15



2 2 1

**Property Type:** Unit  
**Land Size:** 240 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$455,000 - \$475,000  
**Median Unit Price**  
Year ending December 2025: \$420,000

## Comparable Properties



**3/519 Bond St GOLDEN POINT 3350 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 07/11/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 264 sqm approx



**3/4 Dunn St GOLDEN POINT 3350 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$461,500  
**Method:** Private Sale  
**Date:** 24/10/2025  
**Property Type:** Unit  
**Land Size:** 270 sqm approx

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 eighteen months.