

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

6 Callow Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$560,000 & \$570,000

Median sale price

Median price \$540,000 Property Type House Suburb Golden Point

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	434 Main Rd GOLDEN POINT 3350	\$608,000	02/03/2026
2	19 Young St GOLDEN POINT 3350	\$570,000	07/11/2025
3	8 Boyle St GOLDEN POINT 3350	\$540,000	07/11/2025

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:

21/04/2026 12:17



Property Type:

Agent Comments

Comparable Properties



434 Main Rd GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$608,000

Method: Private Sale

Date: 02/03/2026

Property Type: House



19 Young St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 07/11/2025

Property Type: House

Land Size: 402 sqm approx



8 Boyle St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 07/11/2025

Property Type: House

Land Size: 450 sqm approx