

# 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 518 Tress Street, Golden Point 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 \$595,000 & \$640,000

### 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	2/501 Bradshaw St GOLDEN POINT 3350	\$619,000	08/04/2026
2	7 Conrad Ct GOLDEN POINT 3350	\$600,000	03/03/2026
3	429 Gladstone St GOLDEN POINT 3350	\$610,000	02/02/2026

**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: 01/05/2026 13:19



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$595,000 - \$640,000  
**Median House Price**  
Year ending March 2026: \$540,000

## Comparable Properties



**2/501 Bradshaw St GOLDEN POINT 3350 (REI)**

Agent Comments



**Price:** \$619,000  
**Method:** Private Sale  
**Date:** 08/04/2026  
**Property Type:** House  
**Land Size:** 391 sqm approx



**7 Conrad Ct GOLDEN POINT 3350 (REI/VG)**

Agent Comments



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 03/03/2026  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 531 sqm approx



**429 Gladstone St GOLDEN POINT 3350 (REI/VG)**

Agent Comments



**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 02/02/2026  
**Property Type:** House  
**Land Size:** 809 sqm approx

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