

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

28 James Street, Golden Point Vic 3350

Indicative selling price

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

Range between

\$575,000

&

\$595,000

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 five kilometres of the property for sale in the last 18 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	429 Gladstone St GOLDEN POINT 3350	\$610,000	02/02/2026
2	507 Bond St GOLDEN POINT 3350	\$615,000	04/12/2025
3	16 James St GOLDEN POINT 3350	\$640,000	22/01/2025

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 18 months.~~

This Statement of Information was prepared on:

04/06/2026 16:24



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$575,000 - \$595,000

Median House Price

Year ending March 2026: \$540,000

Comparable Properties



429 Gladstone St GOLDEN POINT 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$610,000

Method: Private Sale

Date: 02/02/2026

Property Type: House

Land Size: 809 sqm approx



507 Bond St GOLDEN POINT 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$615,000

Method: Private Sale

Date: 04/12/2025

Property Type: House

Land Size: 575 sqm approx



16 James St GOLDEN POINT 3350 (REI/VG)

Agent Comments

3 2 -

Price: \$640,000

Method: Private Sale

Date: 22/01/2025

Property Type: House

Land Size: 526 sqm approx

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