

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 and
postcode

4/4 DUNN STREET GOLDEN POINT VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$485,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Golden Point

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

4/6 GLADSTONE STREET MOUNT PLEASANT VIC 3350	\$491,900	27-Mar-26
8 MINERS CRESCENT BALLARAT EAST VIC 3350	\$505,000	12-May-26
3/417 HAVELOCK STREET SOLDIERS HILL VIC 3350	\$490,000	12-Mar-26

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: 10 August 2026

McGrath

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4/6 GLADSTONE STREET MOUNT PLEASANT VIC 3350

Sold Price

\$491,900

Sold Date

27-Mar-26

2

2

1

Distance

0.85km



8 MINERS CRESCENT BALLARAT EAST VIC 3350

Sold Price

\$505,000

Sold Date

12-May-26

2

2

1

Distance

1.3km



3/417 HAVELOCK STREET SOLDIERS HILL VIC 3350

Sold Price

\$490,000

Sold Date

12-Mar-26

2

2

1

Distance

2.27km

RS = Recent sale

UN = Undisclosed Sale

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