

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

1 QUARTZ PLACE GOLDEN SQUARE VIC 3555

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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Golden Square

Period-from

01 May 2025

to

30 Apr 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

9 MCCARTHY DRIVE GOLDEN SQUARE VIC 3555	\$849,950	15-Jan-26
36 ROWE STREET GOLDEN SQUARE VIC 3555	\$800,000	06-Nov-25
110A MACDOUGALL ROAD GOLDEN GULLY VIC 3555	\$815,000	15-Feb-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: 13 May 2026



9 MCCARTHY DRIVE GOLDEN SQUARE VIC 3555

4 2 2

Sold Price

RS

\$849,950

Sold Date

15-Jan-26

Distance

1.93km



36 ROWE STREET GOLDEN SQUARE VIC 3555

4 2 2

Sold Price

\$800,000

Sold Date

06-Nov-25

Distance

1.92km



110A MACDOUGALL ROAD GOLDEN GULLY VIC 3555

4 2 5

Sold Price

\$815,000

Sold Date

15-Feb-26

Distance

2.52km

RS = Recent sale

UN = Undisclosed Sale

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