

## 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

22 DRUMBANE DRIVE GOLDEN SQUARE VIC 3555

### Indicative selling price

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

Single Price

or range  
between

\$995,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,500

Property type

House

Suburb

Golden Square

Period-from

01 Jul 2024

to

30 Jun 2025

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

3 PINNACLE TERRACE GOLDEN SQUARE VIC 3555	\$1,045,000	26-Feb-25
3 MIKADO PLACE GOLDEN SQUARE VIC 3555	\$1,000,000	31-Jan-25
7 LYNDAM AVENUE MAIDEN GULLY VIC 3551	\$990,000	13-Dec-24

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: 29 July 2025



### 3 PINNACLE TERRACE GOLDEN SQUARE VIC 3555

4 2 2

Sold Price **\$1,045,000** Sold Date **26-Feb-25**

Distance **0.96km**



### 3 MIKADO PLACE GOLDEN SQUARE VIC 3555

5 3 3

Sold Price **\$1,000,000** Sold Date **31-Jan-25**

Distance **0.89km**



### 7 LYNDAM AVENUE MAIDEN GULLY VIC 3551

4 2 4

Sold Price **\$990,000** Sold Date **13-Dec-24**

Distance **4.46km**

RS = Recent sale

UN = Undisclosed Sale

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