

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

102 Brittain Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$495,000 & \$520,000

Median sale price

Median price \$490,000 Property Type House Suburb Golden Point

Period - From 13/06/2024 to 12/06/2025 Source Property Data

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	4 Little Dodds St GOLDEN POINT 3350	\$500,000	12/06/2025
2	827 Bond St MOUNT PLEASANT 3350	\$550,000	27/05/2025
3	703 Ascot St.S REDAN 3350	\$530,000	05/05/2025

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:

13/06/2025 10:16



Property Type: House

Land Size: 622 sqm approx

Agent Comments

Comparable Properties



4 Little Dodds St GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 12/06/2025

Property Type: House



827 Bond St MOUNT PLEASANT 3350 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 27/05/2025

Property Type: House

Land Size: 627 sqm approx



703 Ascot St.S REDAN 3350 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 05/05/2025

Rooms: 4

Property Type: House (Res)