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	102 Brittain Street, Golden Point Vic 3350
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$495,000	&	\$520,000
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Median sale price

Median price	\$490,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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Hannah Baker 0353334322 0457988876 hannah@trevorpetrie.com.au

Indicative Selling Price \$495,000 - \$520,000 **Median House Price** 13/06/2024 - 12/06/2025: \$490,000





Property Type: House Land Size: 622 sqm approx

Agent Comments

Comparable Properties



4 Little Dodds St GOLDEN POINT 3350 (REI)

Price: \$500,000 Method: Private Sale Date: 12/06/2025

Agent Comments



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)

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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