

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

8 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

\$749,000

or range
between

&

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

5 OSBORNE STREET FLORA HILL VIC 3550	\$760,000	05-Jun-25
6 MCMILLAN STREET KENNINGTON VIC 3550	\$730,000	21-Mar-25
5 MAGAZINE BOULEVARD GOLDEN SQUARE VIC 3555	\$740,000	01-May-25

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: 28 July 2025


**5 OSBORNE STREET FLORA HILL
VIC 3550**
 4  2  2

Sold Price

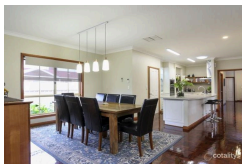
^{RS} **\$760,000** Sold Date **05-Jun-25**

Distance **4.02km**

**6 MCMILLAN STREET
KENNINGTON VIC 3550**
 3  2  2

Sold Price

\$730,000 Sold Date **21-Mar-25**

Distance **4.43km**

**5 MAGAZINE BOULEVARD
GOLDEN SQUARE VIC 3555**
 3  2  2

Sold Price

\$740,000 Sold Date **01-May-25**

Distance **0.83km**
RS = Recent sale

UN = Undisclosed Sale

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