

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

1/4 LAL LAL STREET GOLDEN POINT VIC 3350

Indicative selling price

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

Single Price

\$469,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Golden Point

Period-from

01 Feb 2025

to

31 Jan 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

18 SPECIMEN VALE SOUTH BALLARAT EAST VIC 3350	\$455,000	04-Sep-25
2A JAMES STREET GOLDEN POINT VIC 3350	\$440,000	17-Sep-25
309 YORK STREET BALLARAT EAST VIC 3350	\$440,000	08-Jan-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: 16 February 2026



**18 SPECIMEN VALE SOUTH
BALLARAT EAST VIC 3350**

2 1 1

Sold Price

\$455,000

Sold Date **04-Sep-25**

Distance **1.27km**



**2A JAMES STREET GOLDEN POINT
VIC 3350**

2 1 1

Sold Price

\$440,000

Sold Date **17-Sep-25**

Distance **1.3km**



**309 YORK STREET BALLARAT
EAST VIC 3350**

2 1 1

Sold Price

^{RS} **\$440,000**

Sold Date **08-Jan-26**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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