

# STATEMENT OF INFORMATION

3 UCRES WAY, GOLDEN SQUARE, VIC 3555

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 3 UCRES WAY, GOLDEN SQUARE, VIC

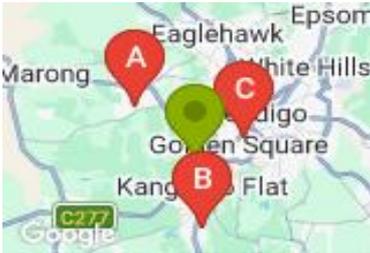


## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$275,000 to \$302,000**

Provided by: Darcy Quinn , Ray White Bendigo

## MEDIAN SALE PRICE



## GOLDEN SQUARE, VIC, 3555

Suburb Median Sale Price (Vacant Land)

**\$275,000**

01 January 2025 to 31 December 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



## 63 SANCTUARY BVD, MAIDEN GULLY, VIC



Sale Price

**\$292,500**

Sale Date: 05/12/2024

Distance from Property: 4.5km



## 1 ARILPA CRT, KANGAROO FLAT, VIC 3555



Sale Price

**\$275,000**

Sale Date: 27/05/2025

Distance from Property: 3.9km



## 631 HARGREAVES ST, GOLDEN SQUARE, VIC



Sale Price

**\$275,000**

Sale Date: 05/12/2025

Distance from Property: 2.8km

This report has been compiled on 19/02/2026 by Ray White Bendigo. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

3 UCRES WAY, GOLDEN SQUARE, VIC 3555

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$275,000 to \$302,000

### Median sale price

Median price: \$275,000

Property type: Vacant Land

Suburb: GOLDEN SQUARE

Period: 01 January 2025 to 31 December 2025

Source: 

### Comparable property sales

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
63 SANCTUARY BVD, MAIDEN GULLY, VIC 3551	\$292,500	05/12/2024
1 ARILPA CRT, KANGAROO FLAT, VIC 3555	\$275,000	27/05/2025
631 HARGREAVES ST, GOLDEN SQUARE, VIC 3555	\$275,000	05/12/2025

This Statement of Information was prepared on: 19/02/2026