

# 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 55 Peel Street South, Golden Point Vic 3350

### Indicative selling price

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

Range between \$550,000 & \$595,000

### Median sale price

Median price \$520,500 Property Type House Suburb Golden Point

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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	8 Davey St BALLARAT CENTRAL 3350	\$575,000	27/02/2026
2	111 Eyre St BALLARAT CENTRAL 3350	\$580,000	30/01/2026
3	69 Peel St.S GOLDEN POINT 3350	\$555,000	24/10/2025

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:

25/03/2026 13:46



3   1   1

**Rooms:** 6  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$595,000  
**Median House Price**  
Year ending December 2025: \$520,500

## Comparable Properties



**8 Davey St BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**

3   1   1

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 27/02/2026  
**Property Type:** House  
**Land Size:** 252 sqm approx



**111 Eyre St BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 30/01/2026  
**Property Type:** House  
**Land Size:** 306 sqm approx



**69 Peel St.S GOLDEN POINT 3350 (REI)**

**Agent Comments**

2   1   1

**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 24/10/2025  
**Property Type:** House (Res)  
**Land Size:** 270 sqm approx

**Account - Ray White Ballarat** | P: 03 5333 4444 | F: 03 5333 4300



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