

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 OAKES 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

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,250

Property type

Unit

Suburb

Golden Square

Period-from

01 May 2025

to

30 Apr 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

60-62 SOLDATOS DRIVE GOLDEN SQUARE VIC 3555	\$1,040,000	08-Dec-25
3 AUGUSTINE AVENUE GOLDEN SQUARE VIC 3555	\$1,120,000	10-Feb-26
22 DRUMBANE DRIVE GOLDEN SQUARE VIC 3555	\$995,000	26-Aug-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: 19 May 2026



60-62 SOLDATOS DRIVE GOLDEN SQUARE VIC 3555

4 2 4

Sold Price

\$1,040,000

Sold Date **08-Dec-25**

Distance **0.96km**



3 AUGUSTINE AVENUE GOLDEN SQUARE VIC 3555

4 3 -

Sold Price

\$1,120,000

Sold Date **10-Feb-26**

Distance **1.32km**



22 DRUMBANE DRIVE GOLDEN SQUARE VIC 3555

4 2 2

Sold Price

\$995,000

Sold Date **26-Aug-25**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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