



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 15 Beachcomber Road, Golden Beach 3851

Indicative selling price

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

Range \$280,000 To \$300,000

Median sale price

Median price \$357,500 Property type House Suburb Golden Beach
Period - From Jun 2025 to Aug 2025 Source Pricefinder

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
3 Sea Breeze Avenue, Golden Beach 3851	\$270,000	22/05/2025
161 Seventh Avenue, Paradise Beach 3851	\$265,000	09/05/2025
49 Rainbow Road, Golden Beach 3851	\$280,000	31/01/2025

This Statement of Information was prepared on: 10th August 2025