

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 20 Moonrise Road, Golden Beach, VIC 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$90,000

&

\$99,000

Median sale price

Median price

NA

Property Type

Vacant Land

Suburb

Golden Beach (3851)

Period - From

01/07/2025

to

30/09/2025

Source

REIV

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A These are two 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
25 HAVEN WAY, GOLDEN BEACH VIC 3851	\$75,000	08/09/2025
35 LAKELINE ROAD, GOLDEN BEACH VIC 3851	\$95,000	26/08/2025

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: 20/11/2025