# 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	21 Ocean Court, Golden Beach Vic 3851
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$149,950

### Median sale price

Median price	\$140,000	Pro	perty Type	/acant land		Suburb	Golden Beach
Period - From	19/09/2024	to	18/09/2025		Source	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	55 Meridan Rd GOLDEN BEACH 3851	\$155,000	10/02/2025
2	1 Flamingo Dr GOLDEN BEACH 3851	\$150,000	24/12/2024
3	10 Armstrong Av PARADISE BEACH 3851	\$150,000	13/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	19/09/2025 10:19













Property Type: Land Land Size: 625 sqm approx **Agent Comments** 

**Indicative Selling Price** \$149,950 **Median Land Price** 19/09/2024 - 18/09/2025: \$140,000

# Comparable Properties

55 Meridan Rd GOLDEN BEACH 3851 (VG)



Agent Comments

Price: \$155.000 Method: Sale Date: 10/02/2025 Property Type: Land

Land Size: 1208 sqm approx



1 Flamingo Dr GOLDEN BEACH 3851 (REI/VG)



Price: \$150,000 Method: Private Sale Date: 24/12/2024 Property Type: Land

Land Size: 2890 sqm approx

**Agent Comments** 



10 Armstrong Av PARADISE BEACH 3851 (REI)

Price: \$150,000 Method: Private Sale Date: 13/09/2024 Property Type: Land

Land Size: 2577 sqm approx

**Agent Comments** 

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