

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 or
locality and postcode

21 Ocean Court, Golden Beach Vic 3851

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

Property Type

Vacant 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	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 comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

19/09/2025 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)

Agent Comments



Price: \$150,000
Method: Private Sale
Date: 24/12/2024
Property Type: Land
Land Size: 2890 sqm approx



10 Armstrong Av PARADISE BEACH 3851 (REI)

Agent Comments



Price: \$150,000
Method: Private Sale
Date: 13/09/2024
Property Type: Land
Land Size: 2577 sqm approx

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