



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 23 Astro Avenue, 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 \$430,000 To \$450,000

Median sale price

Median price \$337,500 Property type House Suburb Golden Beach
Period - From Jul 2025 to Sep 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
246 Shoreline Drive, Golden Beach 3851	\$400,000	31/07/2025
13 Azure Avenue, Golden Beach 3851	\$450,000	26/09/2024
29-31 Haven Way, Golden Beach 3851	\$500,000	13/09/2024

This Statement of Information was prepared on: 28th September 2025