



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 Spindrift 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 \$100,000 To \$110,000

Median sale price

Median price \$390,000 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
95 Lakeline Road, Golden Beach 3851	\$95,000	09/10/2025
16 Meridan Road, Golden Beach 3851	\$100,000	18/06/2025
11 Astro Avenue, Golden Beach 3851	\$105,000	04/04/2025

This Statement of Information was prepared on: 6th October 2025