



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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range To

Median sale price

Median price Property type Suburb
Period - From to Source

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
103 Astro Avenue, Golden Beach 3851	\$127,000	30/07/2025
5 Beachcomber Road, Golden Beach 3851	\$147,000	10/04/2025
36-38 Moonrise Road, Golden Beach 3851	\$165,000	08/04/2025

This Statement of Information was prepared on: