

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

39 Azure Avenue, Golden Beach Vic 3851

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$420,000

Property Type

House

Suburb

Golden Beach

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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	14 Star View St GOLDEN BEACH 3851	\$399,500	01/09/2025
2	246 Shoreline Dr GOLDEN BEACH 3851	\$400,000	31/07/2025
3	14 Spindrift Av GOLDEN BEACH 3851	\$390,000	19/02/2025

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:

23/09/2025 15:24



3 1 0

Property Type: House

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



14 Star View St GOLDEN BEACH 3851 (REI)

Agent Comments

3 2 2

Price: \$399,500

Method: Private Sale

Date: 01/09/2025

Property Type: House

Land Size: 615 sqm approx



246 Shoreline Dr GOLDEN BEACH 3851 (REI)

Agent Comments

3 2 2

Price: \$400,000

Method: Private Sale

Date: 31/07/2025

Property Type: House

Land Size: 1804 sqm approx



14 Spindrift Av GOLDEN BEACH 3851 (REI/VG)

Agent Comments

3 2 1

Price: \$390,000

Method: Private Sale

Date: 19/02/2025

Property Type: House

Land Size: 600 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690