



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 9 Eighteenth Street, Paradise 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 \$130,000 To \$140,000

Median sale price

Median price \$250,000 Property type House Suburb Golden Beach

Period - From Aug 2025 to Oct 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
5 Beachcomber Road, Golden Beach 3851	\$147,000	10/04/2025
34 Beachcomber Road, Golden Beach 3851	\$127,500	28/03/2025
4 Pacific Court, Golden Beach 3851	\$149,000	28/02/2025

This Statement of Information was prepared on: 9th October 2025