



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

94 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

\$440,000

Median sale price

Median price

\$337,500

Property type

House

Suburb

Golden Beach

Period - From

Jul 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
246 Shoreline Drive, Golden Beach 3851	\$400,000	31/07/2025
13 Azure Avenue, Golden Beach 3851	\$450,000	26/09/2024
146 Seventh Avenue, Paradise Beach 3851	\$420,000	14/04/2025

This Statement of Information was prepared on: 11th October 2025