

# 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 and postcode 29 Beachcomber Road, Golden Beach, VIC 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price \$110,000

### Median sale price

Median price \$112,000 Property Type Vacant Land Suburb Golden Beach (3851)

Period - From 01/05/2024 to 01/05/2025 Source Corelogic

### Comparable property sales

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
97 ASTRO AVENUE, GOLDEN BEACH VIC 3851	\$115,000	30/05/2025
115 FAIRWAY AVENUE, GOLDEN BEACH VIC 3851	\$85,000	21/02/2025
42 STAR VIEW STREET, GOLDEN BEACH VIC 3851	\$112,000	08/11/2024

This Statement of Information was prepared on: 07/06/2025