



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 40 Sunglow Crescent, 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 \$260,000 To \$280,000

Median sale price

Median price \$385,000 Property type House Suburb Golden Beach

Period - From Dec 2025 to Mar 2026 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
94 Seventh Avenue, Paradise Beach 3851	\$288,000	16/01/2026
80 Shoreline Drive, Paradise Beach 3851	\$260,000	19/12/2025
3 Seabreeze Avenue, Golden Beach 3851	\$270,000	22/05/2025

This Statement of Information was prepared on: 18th March 2026