

# 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 92 The Boulevard, Paradise Beach, VIC 3851

### Indicative selling price

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

Single Price \$168,000

### Median sale price

Median price \$155,750 Property Type Vacant Land Suburb Paradise Beach (2107)

Period - From 01/08/2024 to 01/08/2025 Source REIV

### 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 |
|--|-----------|--------------|
| 36 BEACHCOMBER ROAD, GOLDEN BEACH VIC 3851 | \$195,000 | 23/12/2024   |
| 222 SHORELINE DRIVE, GOLDEN BEACH VIC 3851 | \$170,000 | 05/12/2024   |
| 5 BEACHCOMBER ROAD, GOLDEN BEACH VIC 3851  | \$147,000 | 10/04/2025   |

This Statement of Information was prepared on: 04/08/2025