

## 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 18 Meridan Road, Golden Beach, VIC 3851

### Indicative selling price

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

Price Range

\$385,000

&

\$420,000

### Median sale price

Median price

\$390,000

Property Type

House

Suburb

Golden Beach (3851)

Period - From

01/10/2025

to

31/12/2025

Source

REIV

### Comparable property sales

A

This is one property 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

Address of comparable property	Price	Date of sale
82 SUNBURST AVENUE, GOLDEN BEACH VIC 3851	\$420,000	13/11/2025

B

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 07/04/2026