

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

34 SUNBURST AVENUE GOLDEN BEACH VIC 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$405,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,500

Property type

House

Suburb

Golden Beach

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

| | | |
|---|-----------|-----------|
| 28 STAR VIEW STREET GOLDEN BEACH VIC 3851 | \$380,000 | 23-Oct-25 |
| 39 AZURE AVENUE GOLDEN BEACH VIC 3851 | \$390,000 | 03-Nov-25 |
| 82 SUNBURST AVENUE GOLDEN BEACH VIC 3851 | \$405,000 | 13-Nov-25 |

OR

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: 01 April 2026


28 STAR VIEW STREET GOLDEN BEACH VIC 3851
 3  1  2

Sold Price

\$380,000

Sold Date

23-Oct-25

Distance

1.51km

39 AZURE AVENUE GOLDEN BEACH VIC 3851
 3  1  4

Sold Price

\$390,000

Sold Date

03-Nov-25

Distance

1.72km

82 SUNBURST AVENUE GOLDEN BEACH VIC 3851
 3  1  2

Sold Price

\$420,000

Sold Date

13-Nov-25

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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