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 or locality and postcode	21 Ocean Court, Golden Beach Vic 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $149,950

Median sale price

Median price $140,000 Property Type Vacant land Suburb Golden Beach

Period - From 19/09/2024 to 18/09/2025 Source Property Data

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
1	55 Meridan Rd GOLDEN BEACH 3851	$155,000	10/02/2025
2	1 Flamingo Dr GOLDEN BEACH 3851	$150,000	24/12/2024
3	10 Armstrong Av PARADISE BEACH 3851	$150,000	13/09/2024

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: 19/09/2025 10:19

21 Ocean Court, Golden Beach Vic 3851



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Property Type: Land
Land Size: 625 sqm approx

Agent Comments

Indicative Selling Price
$149,950
Median Land Price
19/09/2024 - 18/09/2025: $140,000

Comparable Properties

55 Meridan Rd GOLDEN BEACH 3851 (VG)

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Price: $155,000
Method: Sale
Date: 10/02/2025
Property Type: Land
Land Size: 1208 sqm approx

Agent Comments



1 Flamingo Dr GOLDEN BEACH 3851 (REI/VG)

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Price: $150,000
Method: Private Sale
Date: 24/12/2024
Property Type: Land
Land Size: 2890 sqm approx

Agent Comments



10 Armstrong Av PARADISE BEACH 3851 (REI)

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Price: $150,000
Method: Private Sale
Date: 13/09/2024
Property Type: Land
Land Size: 2577 sqm approx

Agent Comments

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800

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