



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 224 Shoreline Drive, 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 \$360,000

\$370,000

Median sale price

Median price \$365,000

Property type House

Suburb Loch Sport

Period - From May 2025

to

Jul 2025

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
100 Ti tree Drive, Golden Beach 3851	\$365,000	09/04/2025
140 The Boulevard, Paradise Beach 3851	\$354,000	14/10/2024
5-58 Moonrise Road, Golden Beach 3851	\$410,000	20/09/2024

This Statement of Information was prepared on: 26th July 2025