



STATEMENT OF INFORMATION

39 SEVENTH AVENUE, PARADISE BEACH, VIC 3851

PREPARED BY NATALIE DOWSETT, HARCOURTS CRANBOURNE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



39 SEVENTH AVENUE, PARADISE BEACH,  2  2  4

Indicative Selling Price

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

Price Range: \$277,000 to \$305,000

Provided by: Natalie Dowsett, Harcourts Cranbourne

MEDIAN SALE PRICE



PARADISE BEACH, VIC, 3851

Suburb Median Sale Price (House)

\$320,000

01 July 2025 to 30 June 2026

Provided by: 

COMPARABLE PROPERTIES

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.



94 SEVENTH AVE, PARADISE BEACH, VIC 3851  2  1  4

Sale Price

\$288,000

Sale Date: 07/01/2026

Distance from Property: 831m



49 RAINBOW RD, GOLDEN BEACH, VIC 3851  2  1  1

Sale Price

\$280,000

Sale Date: 02/01/2025

Distance from Property: 3.4km



39 SUNBURST AVE, GOLDEN BEACH, VIC 3851  2  1  3

Sale Price

\$285,000

Sale Date: 04/04/2024

Distance from Property: 4.5km



This report has been compiled on 28/07/2026 by Harcourts Cranbourne. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

39 SEVENTH AVENUE, PARADISE BEACH, VIC 3851

Indicative selling price

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

Price Range:

\$277,000 to \$305,000

Median sale price

Median price

\$320,000

Property type

House

Suburb

PARADISE BEACH

Period

01 July 2025 to 30 June 2026

Source



Comparable property sales

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

94 SEVENTH AVE, PARADISE BEACH, VIC 3851	\$288,000	07/01/2026
49 RAINBOW RD, GOLDEN BEACH, VIC 3851	\$280,000	02/01/2025
39 SUNBURST AVE, GOLDEN BEACH, VIC 3851	\$285,000	04/04/2024

This Statement of Information was prepared on:

28/07/2026