Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5/8 YORK STREET BONBEACH VIC 3196

Indicative selling price

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

~~Single Price~~		or range between	$520,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$730,500	Property type	Unit	Suburb	Bonbeach
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/406-407 STATION STREET BONBEACH VIC 3196	$559,500	23-Mar-25
4/14 WOODBINE GROVE CHELSEA VIC 3196	$610,000	20-Aug-25
4/13 ARGYLE AVENUE CHELSEA VIC 3196	$525,000	11-Aug-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 September 2025

OBrien Real Estate

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3/406-407 STATION STREET BONBEACH VIC 3196

2 1 2

Sold Price **$559,500** Sold Date **23-Mar-25**

Distance **0.11km**



4/14 WOODBINE GROVE CHELSEA VIC 3196

2 1 1

Sold Price RS **$610,000** Sold Date **20-Aug-25**

Distance **0.82km**



4/13 ARGYLE AVENUE CHELSEA VIC 3196

2 1 1

Sold Price RS **$525,000** Sold Date **11-Aug-25**

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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