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	1/51 BONDI ROAD 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	$1,100,000	&	$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,250	Property type	Unit	Suburb	Bonbeach
Period-from	01 Nov 2024	to	31 Oct 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
1/4 BONDI ROAD BONBEACH VIC 3196	$1,210,000	22-Oct-25
2/19 SWANPOOL AVENUE CHELSEA VIC 3196	$1,100,000	18-Oct-25
3/225 THAMES PROMENADE CHELSEA HEIGHTS VIC 3196	$1,065,000	15-Oct-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: 05 November 2025

OBrien Real Estate

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1/4 BONDI ROAD BONBEACH VIC 3196

3 2 2

Sold Price RS $1,210,000 Sold Date 22-Oct-25

Distance 0km



2/19 SWANPOOL AVENUE CHELSEA VIC 3196

3 3 2

Sold Price RS $1,100,000 Sold Date 18-Oct-25

Distance 1.88km



3/225 THAMES PROMENADE CHELSEA HEIGHTS VIC 3196

3 3 2

Sold Price RS $1,065,000 UN Sold Date 15-Oct-25

Distance 2.3km

RS = Recent sale UN = Undisclosed Sale

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