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	4/37 PATTERSON 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	$590,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Jan 2025	to	31 Dec 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
G08/8 CLYDEBANK ROAD EDITHVALE VIC 3196	$595,000	18-Nov-25
5/533-535 NEPEAN HIGHWAY BONBEACH VIC 3196	$605,000	15-Dec-25
3/37 BROADWAY BONBEACH VIC 3196	$620,000	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: 27 January 2026

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G08/8 CLYDEBANK ROAD EDITHVALE VIC 3196

2 2 2

Sold Price **$595,000** Sold Date **18-Nov-25**

Distance **3.86km**



5/533-535 NEPEAN HIGHWAY BONBEACH VIC 3196

2 1 1

Sold Price RS **$605,000** Sold Date **15-Dec-25**

Distance **0.57km**



3/37 BROADWAY BONBEACH VIC 3196

2 1 1

Sold Price **$620,000** Sold Date **15-Oct-25**

Distance **1km**

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

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