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	3/37 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	$750,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$722,500	Property type	Unit	Suburb	Bonbeach
Period-from	01 Mar 2025	to	28 Feb 2026	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
4/37 PATTERSON STREET BONBEACH VIC 3196	$713,500	14-Feb-26
6/1 VALETTA STREET CARRUM VIC 3197	$760,000	08-Oct-25
7/50 MCLEOD ROAD CARRUM VIC 3197	$726,500	09-Feb-26

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: 04 March 2026

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4/37 PATTERSON STREET BONBEACH VIC 3196

2 2 1

Sold Price RS **$713,500** Sold Date **14-Feb-26**

Distance **0km**



6/1 VALETTA STREET CARRUM VIC 3197

2 2 1

Sold Price **$760,000** Sold Date **08-Oct-25**

Distance **0.61km**



7/50 MCLEOD ROAD CARRUM VIC 3197

2 2 1

Sold Price RS **$726,500** Sold Date **09-Feb-26**

Distance **0.95km**

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

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