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	409 Station Street, Bonbeach VIC 3196

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,280,000 Property Type House Suburb Bonbeach

Period - From 27/08/2025 to 26/02/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
90 Bondi Road Bonbeach VIC 3196	$1,280,000	06/12/2025
29 Scotch Parade Bonbeach VIC 3196	$1,385,000	08/12/2025
37 Mascot Avenue Bonbeach VIC 3196	$1,235,000	25/09/2025

This Statement of Information was prepared on: 27/02/2026