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	11/18-22 GOLDEN AVENUE 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	$570,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,500	Property type	Unit	Suburb	Bonbeach
Period-from	01 May 2025	to	30 Apr 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
1/26 BROADWAY BONBEACH VIC 3196	$580,000	20-Feb-26
3/14 GOLDEN AVENUE BONBEACH VIC 3196	$615,000	30-Apr-26
1/25 GLENOLA ROAD CHELSEA VIC 3196	$630,000	02-May-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: 25 May 2026

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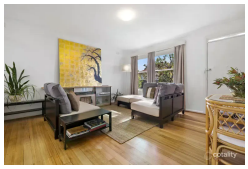
1/26 BROADWAY BONBEACH VIC 3196

2 1 1

Sold Price **$580,000** Sold Date **20-Feb-26**

Distance **0.2km**



3/14 GOLDEN AVENUE BONBEACH VIC 3196

2 1 1

Sold Price RS **$615,000** Sold Date **30-Apr-26**

Distance **0.06km**



1/25 GLENOLA ROAD CHELSEA VIC 3196

2 1 1

Sold Price RS **$630,000** Sold Date **02-May-26**

Distance **0.26km**

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

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