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	2/52 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	$740,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$755,500	Property type	Unit	Suburb	Bonbeach
Period-from	01 Aug 2025	to	31 Jul 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
3 MALCOLM DRIVE CHELSEA VIC 3196	$770,000	04-May-26
3/449 STATION STREET BONBEACH VIC 3196	$730,000	11-Jul-26
10 BOYD AVENUE CHELSEA VIC 3196	$740,000	18-Mar-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.~~

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3 MALCOLM DRIVE CHELSEA VIC 3196

3 1 1

Sold Price **$770,000** Sold Date **04-May-26**

Distance **0.54km**



3/449 STATION STREET BONBEACH VIC 3196

3 1 1

Sold Price RS **$730,000** Sold Date **11-Jul-26**

Distance **1.25km**



10 BOYD AVENUE CHELSEA VIC 3196

3 1 2

Sold Price **$740,000** Sold Date **18-Mar-26**

Distance **1.5km**

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

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