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	12 Ferrier Grove, Bonbeach VIC 3196

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,150,000 Property Type House Suburb Bonbeach

Period - From 20/11/2025 to 19/05/2026 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
30 La Perouse Boulevard Bonbeach VIC 3196	$950,000	22/12/2025
2/21 Dahmen Street, Carrum, VIC 3197	$1,000,000	08/05/2026
2/6 Rigby Street, Carrum, VIC 3197	$956,000	17/04/2026

This Statement of Information was prepared on: 20/05/2026