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 GLENBROOK 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	$1,050,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,152,500	Property type	House	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
5 DERBY PARADE BONBEACH VIC 3196	$1,150,000	07-Apr-26
39 SWANPOOL AVENUE CHELSEA VIC 3196	$1,250,000	13-Apr-26
38 PATTERSON STREET BONBEACH VIC 3196	$1,040,000	21-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.~~

This Statement of Information was prepared on: 25 August 2026

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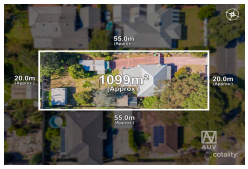


5 DERBY PARADE BONBEACH VIC 3196

3 1 2

Sold Price **$1,150,000** Sold Date **07-Apr-26**

Distance **0.06km**



39 SWANPOOL AVENUE CHELSEA VIC 3196

2 1 2

Sold Price RS **$1,250,000** UN Sold Date **13-Apr-26**

Distance **1.37km**



38 PATTERSON STREET BONBEACH VIC 3196

3 2 2

Sold Price **$1,040,000** Sold Date **21-Mar-26**

Distance **1.35km**

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

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