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	1/20 BONDI ROAD 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	$1,090,000	&	$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
12 SMITH STREET CARRUM VIC 3197	$1,120,000	24-May-25
15 PATTERSON STREET BONBEACH VIC 3196	$1,290,000	17-May-25
32 TROY STREET BONBEACH VIC 3196	$1,160,000	14-May-25

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 June 2025

OBrien Real Estate

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12 SMITH STREET CARRUM VIC 3197

4 2 2

Sold Price RS $1,120,000 Sold Date 24-May-25

Distance 1.5km



15 PATTERSON STREET BONBEACH VIC 3196

3 2 4

Sold Price RS $1,290,000 Sold Date 17-May-25

Distance 0.26km



32 TROY STREET BONBEACH VIC 3196

4 2 2

Sold Price RS $1,160,000 Sold Date 14-May-25

Distance 0.75km

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

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