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	1/45 YORK STREET 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	$550,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$716,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Dec 2024	to	30 Nov 2025	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
4/37 BROADWAY BONBEACH VIC 3196	$570,000	14-Mar-25
5/43 YORK STREET BONBEACH VIC 3196	$585,000	17-Jun-25
6/30 BROADWAY BONBEACH VIC 3196	$608,000	12-Apr-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: 01 December 2025

OBrien Real Estate

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4/37 BROADWAY BONBEACH VIC 3196

2 1 1

Sold Price **$570,000** Sold Date **14-Mar-25**

Distance **0.2km**



5/43 YORK STREET BONBEACH VIC 3196

2 1 1

Sold Price **$585,000** Sold Date **17-Jun-25**

Distance **0.02km**



6/30 BROADWAY BONBEACH VIC 3196

2 1 2

Sold Price **$608,000** Sold Date **12-Apr-25**

Distance **0.14km**

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

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