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	6/449 STATION 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	$590,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Jan 2025	to	31 Dec 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
2 MANNA GUM COURT CHELSEA VIC 3196	$736,500	28-Jan-26
7/394-395 STATION STREET BONBEACH VIC 3196	$645,000	21-Jan-26
2/25 ARGYLE AVENUE CHELSEA VIC 3196	$701,000	03-Oct-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: 29 January 2026