Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 02/10/2026

Property offered for sale

Address
Including suburb and postcode: 16a Newberry Avenue, Bonbeach Vic 3196

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse	4	3	2	232	297

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $2,500,000 & $2,700,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,030,000 | Property type Townhouse | Suburb Bonbeach

Period: from 02/10/2025 to 01/10/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	N/A				
Sale price	N/A	Date of sale	N/A		

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 2

Address	N/A				
Sale price	N/A	Date of sale	N/A		

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	N/A				
Sale price	N/A	Date of sale	N/A		

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

16A Newberry comprises 4 beds, 3 baths and 2 cars on 297sqm, with an internal area of 232sqm. Due to the scarcity of absolute beachfront properties across Bonbeach, Carrum, Chelsea and Edithvale, directly comparable sales within six months are limited. The $2,500,000–$2,700,000 range has been supported by relevant beachfront sales including 2/2 Wallum Rd, Edithvale – $2.775m; 2A Newington Ln, Chelsea – $2.85m; 20B Douglas Ave, Chelsea – $2.5m; 2B Newington Ln, Chelsea – $2.8m; and 14A Somme Pde, Edithvale – $2.35m. Older sales remain relevant due to limited beachfront turnover.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$2,400,000	Unconditional sale date	16/10/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=9c71df7ca070bc3714d63a4e919cf26d

16a Newberry Avenue, Bonbeach Vic 3196



4 3 2

Property Type: Townhouse
Land Size: 297 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,700,000
Median Townhouse Price
02/10/2025 - 01/10/2026: $1,030,000

Comparable Properties

16A Newberry comprises 4 beds, 3 baths and 2 cars on 297sqm, with an internal area of 232sqm. Due to the scarcity of absolute beachfront properties across Bonbeach, Carrum, Chelsea and Edithvale, directly comparable sales within six months are limited. The $2,500,000–$2,700,000 range has been supported by relevant beachfront sales including 2/2 Wallum Rd, Edithvale – $2.775m; 2A Newington Ln, Chelsea – $2.85m; 20B Douglas Ave, Chelsea – $2.5m; 2B Newington Ln, Chelsea – $2.8m; and 14A Somme Pde, Edithvale – $2.35m. Older sales remain relevant due to limited beachfront turnover.

Account - Buxton | P: 03 9772 7222 | F: 03 9776 0501

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