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<br>Including suburb and postcode | 1/26 BROADWAY 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 | $570,000 | & | $620,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $716,000 | Property type | Unit | Suburb | Bonbeach |
| Period-from | 01 Nov 2024 | to | 31 Oct 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 |
|---|---|---|
| 3/37 BROADWAY BONBEACH VIC 3196 | $620,000 | 15-Oct-25 |
| 1/45 YORK STREET BONBEACH VIC 3196 | $575,000 | 01-Sep-25 |
| 1/36 GOLDEN AVENUE BONBEACH VIC 3196 | $633,000 | 22-Jul-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: 20 November 2025

ONE AGENCY PENINSULA

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**3/37 BROADWAY BONBEACH VIC 3196**

2 1 1

Sold Price RS $620,000 Sold Date 15-Oct-25

Distance 0.15km



**1/45 YORK STREET BONBEACH VIC 3196**

2 1 1

Sold Price $575,000 Sold Date 01-Sep-25

Distance 0.17km



**1/36 GOLDEN AVENUE BONBEACH VIC 3196**

2 1 1

Sold Price $633,000 Sold Date 22-Jul-25

Distance 0.23km

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

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