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	2/1a Troy Street, Bonbeach VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $580,000 & $610,000

Median sale price

Median price $750,000 Property Type Unit Suburb Bonbeach

Period - From 25/08/2024 to 24/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/1A Troy Street Bonbeach VIC 3196	$595,500	17/01/2025
3/11 Bondi Road Bonbeach VIC 3196	$567,000	23/11/2024
1/59 Bondi Road, Bonbeach, Vic 3196	$585,000	16/11/2024

This Statement of Information was prepared on: 25/02/2025