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	4/464-465 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	$550,000	&	$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
6/30 BROADWAY BONBEACH VIC 3196	$608,000	12-Apr-25
6/37 BROADWAY BONBEACH VIC 3196	$597,500	18-Jan-25
4/12 GOLDEN AVENUE BONBEACH VIC 3196	$590,000	05-Dec-24

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: 04 June 2025

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6/30 BROADWAY BONBEACH VIC 3196

2 1 2

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

Distance 1.13km



6/37 BROADWAY BONBEACH VIC 3196

2 1 1

Sold Price $597,500 Sold Date 18-Jan-25

Distance 1.25km



4/12 GOLDEN AVENUE BONBEACH VIC 3196

2 1 1

Sold Price $590,000 Sold Date 05-Dec-24

Distance 1.24km

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

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