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	4/32 BONDI ROAD 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	$675,000	&	$715,000

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
4/31 BROADWAY BONBEACH VIC 3196	$750,000	01-May-25
3/17-19 BROADWAY BONBEACH VIC 3196	$670,000	14-Mar-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: 02 June 2025

Ryan King
P 0397702828
M 0457 511 332
E ryan@ashmarton.com.au



4/31 BROADWAY BONBEACH VIC 3196

2 1 2

Sold Price RS **$750,000** Sold Date **01-May-25**

Distance **0.47km**



3/17-19 BROADWAY BONBEACH VIC 3196

2 1 1

Sold Price **$670,000** Sold Date **14-Mar-25**

Distance **0.46km**

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

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