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	21 Ferrier Grove, Bonbeach VIC 3196

Indicative selling price

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

Range between $895,000 & $980,000

Median sale price

Median price $1,051,500 Property Type House Suburb Bonbeach

Period - From 19/11/2024 to 18/05/2025 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 for 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
106 La Perouse Boulevard Bonbeach VIC 3196	$1,017,500	11/02/2025
3 Banjo Circuit Bonbeach VIC 3196	$910,000	22/02/2025
12 Admirals Quay Patterson Lakes VIC 3197	$940,000	06/12/2024

This Statement of Information was prepared on: 19/05/2025