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	2/4 Bondi Road, Bonbeach Vic 3196

Indicative selling price

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

Range between $1,050,000 & $1,100,000

Median sale price

Median price $967,500 Property Type Townhouse Suburb Bonbeach

Period - From 30/07/2024 to 29/07/2025 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Ferrier Gr BONBEACH 3196	$1,050,000	16/07/2025
2	6 Alleyne Av BONBEACH 3196	$1,085,000	15/07/2025
3	2/398 Station St BONBEACH 3196	$1,000,000	30/06/2025

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 six months.~~

This Statement of Information was prepared on: 30/07/2025 16:06

2/4 Bondi Road, Bonbeach Vic 3196



Property Type:
Agent Comments

Indicative Selling Price
$1,050,000 - $1,100,000
Median Townhouse Price
30/07/2024 - 29/07/2025: $967,500

Comparable Properties



2 Ferrier Gr BONBEACH 3196 (REI)
3 2 2

Price: $1,050,000
Method: Private Sale
Date: 16/07/2025
Property Type: Townhouse (Single)

Agent Comments



6 Alleyne Av BONBEACH 3196 (REI)
3 2 2

Price: $1,085,000
Method: Private Sale
Date: 15/07/2025
Property Type: Townhouse (Single)

Agent Comments



2/398 Station St BONBEACH 3196 (REI)
3 2 2

Price: $1,000,000
Method: Private Sale
Date: 30/06/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Buxton | P: 03 9772 7222 | F: 03 9776 0501

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