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	48 Scotch Parade, Bonbeach VIC 3196

Indicative selling price

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

Range between $1,550,000 & $1,700,000

Median sale price

Median price $1,100,000 Property Type House Suburb Bonbeach

Period - From 10/05/2025 to 09/11/2025 Source Cotality™

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

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.

Address of comparable property	Price	Date of sale
37 Mernda Avenue Bonbeach VIC 3196	$1,764,000	26/07/2025
77 Bondi Road Bonbeach VIC 3196	$1,805,000	06/09/2025

This Statement of Information was prepared on: 10/11/2025