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<br>Including suburb and postcode | 4/66 Golden Avenue, Bonbeach VIC 3196 |

## Indicative selling price

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

Range between $995,000 & $1,045,000

## Median sale price

Median price $715,500 Property Type Unit Suburb Bonbeach

Period - From 17/06/2025 to 16/12/2025 Source Cotality™

## 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 |
|---|---|---|
| 1/66 Golden Avenue, Bonbeach VIC 3196 | $1,050,000 | 25/10/2025 |
| 2/90 Catherine Avenue, Chelsea VIC 3196 | $1,020,000 | 19/07/2025 |
| 5/66 Golden Avenue, Bonbeach VIC 3196 | $950,000 | 25/10/2025 |

This Statement of Information was prepared on: 17/12/2025

## Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.