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	6/18-22 GOLDEN AVENUE 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	$590,000	&	$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,250	Property type	Unit	Suburb	Bonbeach
Period-from	01 Oct 2024	to	30 Sep 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 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
4/12 ARGYLE AVENUE CHELSEA VIC 3196	$667,000	04-Jun-25
1/36 GOLDEN AVENUE BONBEACH VIC 3196	$633,000	22-Jul-25
2/14 WOODBINE GROVE CHELSEA VIC 3196	$610,500	04-Sep-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: 14 October 2025

Tanja Neven-Jones
P 95855667
M 0408664429
E tanjanevenjones@jelliscraig.com.au



4/12 ARGYLE AVENUE CHELSEA VIC 3196

2 1 1

Sold Price **$667,000** Sold Date **04-Jun-25**

Distance **0.29km**



1/36 GOLDEN AVENUE BONBEACH VIC 3196

2 1 1

Sold Price **$633,000** Sold Date **22-Jul-25**

Distance **0.16km**



2/14 WOODBINE GROVE CHELSEA VIC 3196

2 1 1

Sold Price **$610,500** Sold Date **04-Sep-25**

Distance **0.4km**

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

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