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	4/35 YORK STREET 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	$680,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$716,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Nov 2024	to	31 Oct 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
3/52 BONDI ROAD BONBEACH VIC 3196	$731,000	28-Jul-25
4/17 GOLDEN AVENUE CHELSEA VIC 3196	$751,000	24-Aug-25
1/1 SHERWOOD AVENUE CHELSEA VIC 3196	$690,000	18-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: 27 November 2025

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3/52 BONDI ROAD BONBEACH VIC 3196

3 1 1

Sold Price **$731,000** Sold Date **28-Jul-25**

Distance **0.28km**



4/17 GOLDEN AVENUE CHELSEA VIC 3196

3 1 1

Sold Price **$751,000** Sold Date **24-Aug-25**

Distance **0.4km**



1/1 SHERWOOD AVENUE CHELSEA VIC 3196

3 1 2

Sold Price **$690,000** Sold Date **18-Sep-25**

Distance **0.88km**

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

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