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	6/431 STATION 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	$750,000	&	$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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
15 DENNINGTON LANE CHELSEA VIC 3196	$810,000	01-Feb-25
29/519-521 NEPEAN HIGHWAY BONBEACH VIC 3196	$750,000	17-Jan-25
4/53 WOODBINE GROVE CHELSEA VIC 3196	$800,000	21-Feb-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: 04 March 2025

OBrien Real Estate

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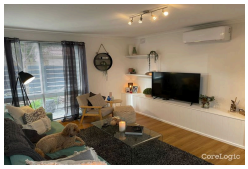


15 DENNINGTON LANE CHELSEA VIC 3196

2 2 1

Sold Price RS $810,000 Sold Date 01-Feb-25

Distance 0.91km



29/519-521 NEPEAN HIGHWAY BONBEACH VIC 3196

2 2 1

Sold Price RS $750,000 Sold Date 17-Jan-25

Distance 0.43km



4/53 WOODBINE GROVE CHELSEA VIC 3196

2 2 1

Sold Price $800,000 Sold Date 10-Apr-18

Distance 1.44km

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

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