

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

4/31 BROADWAY 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,750

Property type

Unit

Suburb

Bonbeach

Period-from

01 Apr 2024

to

31 Mar 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

3/17-19 BROADWAY BONBEACH VIC 3196	\$670,000	14-Mar-25
18 PARKLAND DRIVE CHELSEA VIC 3196	\$719,500	28-Mar-25
8/394-395 STATION STREET BONBEACH VIC 3196	\$667,500	01-Mar-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: 23 April 2025

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**3/17-19 BROADWAY BONBEACH
VIC 3196**

Sold Price

^{RS} **\$670,000**

Sold Date

14-Mar-25

 2  1  1

Distance

0.12km



**18 PARKLAND DRIVE CHELSEA VIC
3196**

Sold Price

^{RS} **\$719,500**

Sold Date

28-Mar-25

 2  1  1

Distance

0.8km



**8/394-395 STATION STREET
BONBEACH VIC 3196**

Sold Price

^{RS} **\$667,500**

Sold Date

01-Mar-25

 2  1  3

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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