

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

24/519-521 NEPEAN HIGHWAY 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

\$720,000

&

\$790,000

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

29/519-521 NEPEAN HIGHWAY BONBEACH VIC 3196	\$750,000	17-Jan-25
6/431 STATION STREET BONBEACH VIC 3196	\$840,000	12-Mar-25
15 DENNINGTON LANE CHELSEA VIC 3196	\$810,000	01-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: 23 April 2025

Nicola Stacey
P 03 9772 7077
M 0411 236 501
E nicola.stacey@obrienrealestate.com.au



**29/519-521 NEPEAN HIGHWAY
BONBEACH VIC 3196**

 2  2  1

Sold Price

^{RS}

\$750,000

Sold Date

17-Jan-25

Distance

0km



**6/431 STATION STREET
BONBEACH VIC 3196**

 2  2  1

Sold Price

\$840,000

Sold Date

12-Mar-25

Distance

0.43km



**15 DENNINGTON LANE CHELSEA
VIC 3196**

 2  2  1

Sold Price

^{RS}

\$810,000

Sold Date

01-Feb-25

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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