

# 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

34 BANJO CIRCUIT BONBEACH VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,051,500

Property type

Town house

Suburb

Bonbeach

Period-from

01 May 2024

to

30 Apr 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 BANJO CIRCUIT BONBEACH VIC 3196       | \$910,000 | 22-Feb-25 |
| 2/12 GLENBROOK AVENUE BONBEACH VIC 3196 | \$970,000 | 05-Apr-25 |
| 1/37 ROYAL ROAD BONBEACH VIC 3196       | \$820,000 | 03-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.

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### 3 BANJO CIRCUIT BONBEACH VIC 3196

Sold Price

**\$910,000**

Sold Date

**22-Feb-25**

 3

 2

 2

Distance

**0km**



### 2/12 GLENBROOK AVENUE BONBEACH VIC 3196

Sold Price

<sup>RS</sup> **\$970,000**

Sold Date

**05-Apr-25**

 3

 2

 1

Distance

**0.63km**



### 1/37 ROYAL ROAD BONBEACH VIC 3196

Sold Price

**\$820,000**

Sold Date

**03-Mar-25**

 3

 2

 1

Distance

**0.36km**



### 1/3 TRENT COURT BONBEACH VIC 3196

Sold Price

**\$905,000**

Sold Date

**25-Jan-25**

 3

 2

 2

Distance

**0.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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