

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

4/64 COAST BANKSIA DRIVE 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

\$990,000

&

\$1,049,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Aug 2024

to

31 Jul 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

2/90 CATHERINE AVENUE CHELSEA VIC 3196	\$1,020,000	19-Jul-25
2 FERRIER GROVE BONBEACH VIC 3196	\$1,050,000	16-Jul-25
1/64 COAST BANKSIA DRIVE BONBEACH VIC 3196	\$1,135,000	07-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: 18 August 2025

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**2/90 CATHERINE AVENUE
CHELSEA VIC 3196**

 3  2  2

Sold Price ^{RS} **\$1,020,000** Sold Date **19-Jul-25**

Distance **1.57km**



**2 FERRIER GROVE BONBEACH VIC
3196**

 3  2  2

Sold Price ^{RS} **\$1,050,000** Sold Date **16-Jul-25**

Distance **0.8km**



**1/64 COAST BANKSIA DRIVE
BONBEACH VIC 3196**

 3  2  2

Sold Price **\$1,135,000** Sold Date **07-Mar-25**

Distance **0km**

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

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