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	4/38 GOLDEN AVENUE 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	$716,000	Property type	Unit	Suburb	Bonbeach
Period-from	01 Dec 2024	to	30 Nov 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
3/56 GOLDEN AVENUE BONBEACH VIC 3196	$725,000	22-Nov-25
6/18-22 GOLDEN AVENUE BONBEACH VIC 3196	$700,000	08-Nov-25
3/37 BROADWAY BONBEACH VIC 3196	$620,000	15-Oct-25

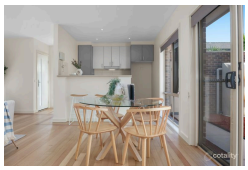
OR

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: 02 December 2025

OBrien Real Estate

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



3/56 GOLDEN AVENUE BONBEACH VIC 3196

2 1 2

Sold Price RS $725,000 Sold Date 22-Nov-25

Distance 0.24km



6/18-22 GOLDEN AVENUE BONBEACH VIC 3196

2 1 1

Sold Price RS $700,000 Sold Date 08-Nov-25

Distance 0.18km



3/37 BROADWAY BONBEACH VIC 3196

2 1 1

Sold Price RS $620,000 Sold Date 15-Oct-25

Distance 0.1km

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

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