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<br>Including suburb and postcode | 4/594 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 | & | $760,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $725,000 | Property type | Unit | Suburb | Bonbeach |
| Period-from | 01 Jan 2025 | to | 31 Dec 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 |
|---|---|---|
| 2/3 JOYCE STREET CARRUM VIC 3197 | $745,000 | 16-Sep-25 |
| 6/6 HARDING AVENUE BONBEACH VIC 3196 | $682,000 | 02-Sep-25 |
| 1/484 NEPEAN HIGHWAY CHELSEA VIC 3196 | $830,000 | 11-Nov-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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OBrien Real Estate

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

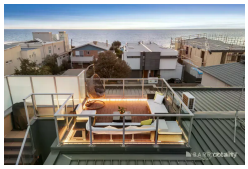


**2/3 JOYCE STREET CARRUM VIC 3197**

2 1 1

Sold Price **$745,000** Sold Date **16-Sep-25**

Distance **0.63km**



**6/6 HARDING AVENUE BONBEACH VIC 3196**

2 1 1

Sold Price **$682,000** Sold Date **02-Sep-25**

Distance **0.69km**



**1/484 NEPEAN HIGHWAY CHELSEA VIC 3196**

2 1 2

Sold Price RS **$830,000** UN Sold Date **11-Nov-25**

Distance **1.36km**

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

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