

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

4/422 STATION STREET 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

&

\$695,000

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

6/209 STATION STREET EDITHVALE VIC 3196	\$710,000	01-Nov-25
6/1 VALETTA STREET CARRUM VIC 3197	\$760,000	08-Oct-25
2/3 JOYCE STREET CARRUM VIC 3197	\$745,000	16-Sep-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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**6/209 STATION STREET
EDITHVALE VIC 3196**

 2  2  1

Sold Price

^{RS} - Sold Date **01-Nov-25**

Distance **3.26km**



**6/1 VALETTA STREET CARRUM VIC
3197**

 2  2  1

Sold Price

^{RS} **\$760,000** Sold Date **08-Oct-25**

Distance **0.98km**



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

 2  1  1

Sold Price

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

Distance **1.21km**

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

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