

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

1/468 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

\$1,240,000

&

\$1,270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Feb 2025

to

31 Jan 2026

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

3B RIVERSDALE AVENUE CARRUM VIC 3197	\$1,300,000	27-Jan-26
39B CHELSEA ROAD CHELSEA VIC 3196	\$1,250,000	28-Feb-26
47A BONDI ROAD BONBEACH VIC 3196	\$1,235,000	21-Mar-26

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: 15 April 2026

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3B RIVERSDALE AVENUE CARRUM VIC 3197 Sold Price **\$1,310,000** Sold Date **06-Dec-25**

 4  2  2

Distance **0.7km**



39 CHELSEA ROAD CHELSEA VIC 3196 Sold Price **\$1,200,000** Sold Date **27-May-24**

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Distance **2.23km**

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

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