

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

14/29 YORK 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Apr 2025

to

31 Mar 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

3/41 YORK STREET BONBEACH VIC 3196	\$690,000	06-Nov-18
3/58 EMBANKMENT GROVE CHELSEA VIC 3196	\$677,000	07-Apr-26
3/6 YORK STREET BONBEACH VIC 3196	\$675,000	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: 22 April 2026

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3/41 YORK STREET BONBEACH VIC 3196

 2  1  1

Sold Price **\$690,000** Sold Date **06-Nov-18**

Distance **0.12km**



3/58 EMBANKMENT GROVE CHELSEA VIC 3196

 2  1  1

Sold Price ^{RS} **\$677,000** Sold Date **07-Apr-26**

Distance **1.49km**



3/6 YORK STREET BONBEACH VIC 3196

 2  1  1

Sold Price ^{RS} **\$675,000** Sold Date **21-Mar-26**

Distance **0.24km**

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

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