

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

2/27 BROADWAY 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

\$595,000

&

\$649,000

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

5/27 BROADWAY BONBEACH VIC 3196	\$401,000	28-Apr-17
4/27 BROADWAY BONBEACH VIC 3196	\$612,000	17-Feb-26
5/9 GOLDEN AVENUE CHELSEA VIC 3196	\$672,000	24-Feb-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.

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5/27 BROADWAY BONBEACH VIC 3196

Sold Price

\$401,000

Sold Date

28-Apr-17

 2

 1

 1

Distance

0km



4/27 BROADWAY BONBEACH VIC 3196

Sold Price

^{RS} **\$612,000**

Sold Date

17-Feb-26

 2

 1

 1

Distance

0km



5/9 GOLDEN AVENUE CHELSEA VIC 3196

Sold Price

\$672,000

Sold Date

24-Feb-26

 2

 1

 2

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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