

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

4/519-521 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Townhouse

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

1/6 HARDING AVENUE BONBEACH VIC 3196	\$840,000	28-Feb-26
7/8 VALETTA STREET CARRUM VIC 3197	\$820,000	03-Dec-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.~~

This Statement of Information was prepared on: 21 April 2026

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1/6 HARDING AVENUE BONBEACH VIC 3196 Sold Price **\$840,000** Sold Date **28-Feb-26**

 2  1  1

Distance **0.21km**



7/8 VALETTA STREET CARRUM VIC 3197 Sold Price **\$820,000** Sold Date **03-Dec-25**

 2  2  1

Distance **1.28km**



1/484 NEPEAN HIGHWAY CHELSEA VIC 3196 Sold Price **\$830,000** Sold Date **11-Nov-25**

 2  1  2

Distance **0.45km**

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

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