

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

3/41 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Mar 2025

to

28 Feb 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

1/26 GLENOLA ROAD CHELSEA VIC 3196	\$650,000	16-Mar-26
6/1 GOLDEN AVENUE CHELSEA VIC 3196	\$700,000	19-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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**1/26 GLENOLA ROAD CHELSEA
VIC 3196**

 2  1  -

Sold Price

^{RS} **\$650,000**

Sold Date

16-Mar-26

Distance

0.47km



**6/1 GOLDEN AVENUE CHELSEA
VIC 3196**

 2  1  1

Sold Price

^{RS} **\$700,000**

Sold Date

19-Feb-26

Distance

0.45km



**5/9 GOLDEN AVENUE CHELSEA
VIC 3196**

 2  1  2

Sold Price

^{RS} **\$672,000**

Sold Date

24-Feb-26

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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