

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 HOGAN CLOSE 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

\$925,000

&

\$955,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 May 2025

to

30 Apr 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

30 LA PEROUSE BOULEVARD BONBEACH VIC 3196

\$950,000

22-Dec-25

86 LA PEROUSE BOULEVARD BONBEACH VIC 3196

\$1,025,000

31-Oct-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: 10 May 2026

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**30 LA PEROUSE BOULEVARD
BONBEACH VIC 3196**

 3  2  2

Sold Price **\$950,000** Sold Date **22-Dec-25**

Distance **0km**



**86 LA PEROUSE BOULEVARD
BONBEACH VIC 3196**

 3  2  2

Sold Price **\$1,025,000** Sold Date **31-Oct-25**

Distance **0km**

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

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