

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

18/533-535 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Aug 2025

to

31 Jul 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

17/354 NEPEAN HIGHWAY CHELSEA VIC 3196	\$557,000	11-May-26
208/109 MCLEOD ROAD PATTERSON LAKES VIC 3197	\$467,500	20-Apr-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: 12 August 2026

Nicola Stacey
P 03 9772 7077
M 0411 236 501
E nicola.stacey@obrienrealestate.com.au



**17/354 NEPEAN HIGHWAY
CHELSEA VIC 3196**

 2  1  1

Sold Price **\$557,000** Sold Date **11-May-26**

Distance **1.73km**



**208/109 MCLEOD ROAD
PATTERSON LAKES VIC 3197**

 2  2  1

Sold Price **\$467,500** Sold Date **20-Apr-26**

Distance **1.69km**

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

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