

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

2/16 CANNES AVENUE 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

\$1,000,000

&

\$1,100,000

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

1/29 CHURCH ROAD CARRUM VIC 3197	\$1,060,000	27-Nov-25
2/4 BONDI ROAD BONBEACH VIC 3196	\$1,050,000	16-Dec-25
2/21 DAHMEN STREET CARRUM VIC 3197	\$1,000,000	08-May-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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1/29 CHURCH ROAD CARRUM VIC 3197

Sold Price

\$1,060,000

Sold Date

27-Nov-25

 3

 2

 2

Distance

1.82km



2/4 BONDI ROAD BONBEACH VIC 3196

Sold Price

\$1,050,000

Sold Date

16-Dec-25

 3

 2

 2

Distance

0.15km



2/21 DAHMEN STREET CARRUM VIC 3197

Sold Price

^{RS} **\$1,000,000**

Sold Date

08-May-26

 3

 2

 2

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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