

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

3/12 GOLDEN 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

\$550,000

&

\$595,000

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

6/10 BROADWAY BONBEACH VIC 3196	\$585,000	16-Jun-26
1/26 BROADWAY BONBEACH VIC 3196	\$580,000	20-Feb-26
7/36 GOLDEN AVENUE BONBEACH VIC 3196	\$612,000	15-Jul-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: 15 August 2026

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6/10 BROADWAY BONBEACH VIC 3196

Sold Price

\$585,000

Sold Date

16-Jun-26

 2

 1

 1

Distance

0.21km



1/26 BROADWAY BONBEACH VIC 3196

Sold Price

\$580,000

Sold Date

20-Feb-26

 2

 1

 1

Distance

0.24km



**7/36 GOLDEN AVENUE
BONBEACH VIC 3196**

Sold Price

^{RS} **\$612,000**

Sold Date

15-Jul-26

 2

 1

 1

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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