

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

9/394-395 STATION 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$739,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jul 2025

to

30 Jun 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

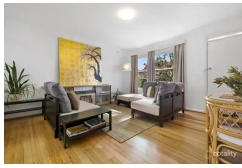
Date of sale

3/14 GOLDEN AVENUE BONBEACH VIC 3196	\$615,000	18-Apr-26
2/27 BROADWAY BONBEACH VIC 3196	\$617,000	25-Apr-26
11/18-22 GOLDEN AVENUE BONBEACH VIC 3196	\$648,000	20-Jun-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: 28 July 2026



3/14 GOLDEN AVENUE BONBEACH VIC 3196 Sold Price

\$615,000 Sold Date **18-Apr-26**

 2  1  1

Distance **0.27km**



2/27 BROADWAY BONBEACH VIC 3196 Sold Price

\$617,000 Sold Date **25-Apr-26**

 2  1  1

Distance **0.28km**



11/18-22 GOLDEN AVENUE BONBEACH VIC 3196

Sold Price

^{RS} **\$648,000** Sold Date **20-Jun-26**

 2  1  1

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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