

## 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

1/8 BONDI ROAD BONBEACH VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

7/21-23 SCOTCH PARADE BONBEACH VIC 3196	\$685,000	07-Jan-25
4/43 WOODBINE GROVE CHELSEA VIC 3196	\$650,000	04-Oct-24
4/28 VALETTA STREET CARRUM VIC 3197	\$760,000	21-Sep-24

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: 01 March 2025



**7/21-23 SCOTCH PARADE  
 BONBEACH VIC 3196**

 2  1  2

Sold Price

<sup>RS</sup> **\$685,000**

Sold Date **07-Jan-25**

Distance **1.24km**



**4/43 WOODBINE GROVE CHELSEA  
 VIC 3196**

 2  1  2

Sold Price

**\$650,000**

Sold Date **04-Oct-24**

Distance **1.18km**



**4/28 VALETTA STREET CARRUM  
 VIC 3197**

 2  1  2

Sold Price

**\$760,000**

Sold Date **21-Sep-24**

Distance **1.2km**

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

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