

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

1/12 FOWLER 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Aug 2024

to

31 Jul 2025

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

1/36 GOLDEN AVENUE BONBEACH VIC 3196	\$633,000	22-Jul-25
7/38-40 BROADWAY BONBEACH VIC 3196	\$635,000	07-Apr-25
2/13 GOLDEN AVENUE CHELSEA VIC 3196	\$637,500	10-May-25

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: 13 August 2025



1/36 GOLDEN AVENUE BONBEACH Sold Price ^{RS} **\$633,000** Sold Date **22-Jul-25**
VIC 3196
 2 1 1 Distance **0.07km**



7/38-40 BROADWAY BONBEACH Sold Price **\$635,000** Sold Date **07-Apr-25**
VIC 3196
 3 1 1 Distance **0.18km**



2/13 GOLDEN AVENUE CHELSEA Sold Price **\$637,500** Sold Date **10-May-25**
VIC 3196
 2 1 1 Distance **0.25km**

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

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