

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

1/26 BROADWAY 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$716,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Nov 2024

to

31 Oct 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

3/37 BROADWAY BONBEACH VIC 3196	\$620,000	15-Oct-25
1/45 YORK STREET BONBEACH VIC 3196	\$575,000	01-Sep-25
1/36 GOLDEN AVENUE BONBEACH VIC 3196	\$633,000	22-Jul-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: 20 November 2025

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3/37 BROADWAY BONBEACH VIC 3196

Sold Price

^{RS} **\$620,000**

Sold Date

15-Oct-25

2

1

1

Distance

0.15km



1/45 YORK STREET BONBEACH VIC 3196

Sold Price

\$575,000

Sold Date

01-Sep-25

2

1

1

Distance

0.17km



1/36 GOLDEN AVENUE BONBEACH VIC 3196

Sold Price

\$633,000

Sold Date

22-Jul-25

2

1

1

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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