

## 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

1/36 GOLDEN AVENUE BONBEACH VIC 3196

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jun 2024

to

31 May 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

2/13 GOLDEN AVENUE CHELSEA VIC 3196	\$637,500	10-May-25
3/17-19 BROADWAY BONBEACH VIC 3196	\$670,000	14-Mar-25
4/12 ARGYLE AVENUE CHELSEA VIC 3196	\$667,000	11-Jun-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: 28 June 2025



### 2/13 GOLDEN AVENUE CHELSEA VIC 3196

 2
  1
  1

Sold Price

<sup>RS</sup>
**\$637,500**

Sold Date

**10-May-25**

Distance

**0.18km**


### 3/17-19 BROADWAY BONBEACH VIC 3196

 2
  1
  1

Sold Price

**\$670,000**

Sold Date

**14-Mar-25**

Distance

**0.22km**


### 4/12 ARGYLE AVENUE CHELSEA VIC 3196

 2
  1
  1

Sold Price

<sup>RS</sup>
**\$667,000**

Sold Date

**11-Jun-25**

Distance

**0.34km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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