

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

2/544 Nepean Highway, Bonbeach Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$984,000

Property Type

Townhouse

Suburb

Bonbeach

Period - From

16/08/2024

to

15/08/2025

Source

Property Data

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 six 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	1/604 Nepean Hwy BONBEACH 3196	\$1,035,000	04/04/2025
2	2/67 Swan Wlk CHELSEA 3196	\$1,010,000	01/03/2025
3	11/595-596 Nepean Hwy BONBEACH 3196	\$965,000	15/02/2025

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 six months.~~

This Statement of Information was prepared on:

16/08/2025 09:46



 3  2  3

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$950,000 - \$1,000,000

Median Townhouse Price

16/08/2024 - 15/08/2025: \$984,000

Comparable Properties



1/604 Nepean Hwy BONBEACH 3196 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,035,000

Method: Private Sale

Date: 04/04/2025

Property Type: House



2/67 Swan Wlk CHELSEA 3196 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,010,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Townhouse (Res)



11/595-596 Nepean Hwy BONBEACH 3196 (REI)

Agent Comments

 3  2  3

Price: \$965,000

Method: Auction Sale

Date: 15/02/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888