

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

3/30 Golden Avenue, Bonbeach Vic 3196

Indicative selling price

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

Range between \$640,000

&

\$690,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Bonbeach

Period - From 08/07/2024

to

07/07/2025

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	7 Boyd Av CHELSEA 3196	\$657,000	17/06/2025
2	4/12 Argyle Av CHELSEA 3196	\$667,000	11/06/2025
3	2/15 Swan Wlk CHELSEA 3196	\$687,500	15/05/2025

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:

08/07/2025 13:35



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1809 sqm approx
Agent Comments

Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

08/07/2024 - 07/07/2025: \$635,000

Comparable Properties



7 Boyd Av CHELSEA 3196 (REI)

Agent Comments



Price: \$657,000
Method: Private Sale
Date: 17/06/2025
Property Type: Unit



4/12 Argyle Av CHELSEA 3196 (REI)

Agent Comments



Price: \$667,000
Method: Private Sale
Date: 11/06/2025
Property Type: Villa



2/15 Swan Wlk CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$687,500
Method: Auction Sale
Date: 15/05/2025
Property Type: Unit

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