

## 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

4/32 BONDI ROAD 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

\$675,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

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

4/31 BROADWAY BONBEACH VIC 3196

\$750,000

01-May-25

3/17-19 BROADWAY BONBEACH VIC 3196

\$670,000

14-Mar-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: 02 June 2025


**4/31 BROADWAY BONBEACH VIC 3196**

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**01-May-25**
 2     1     2

Distance

**0.47km**

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

Sold Price

<sup>RS</sup> **\$670,000**

Sold Date

**14-Mar-25**
 2     1     1

Distance

**0.46km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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