

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

4/538 NEPEAN HIGHWAY 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

\$775,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,750

Property type

Unit

Suburb

Bonbeach

Period-from

01 Apr 2024

to

31 Mar 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

6/431 STATION STREET BONBEACH VIC 3196

\$840,000

12-Mar-25

15 DENNINGTON LANE CHELSEA VIC 3196

\$810,000

01-Feb-25

3/8 GLENBROOK AVENUE BONBEACH VIC 3196

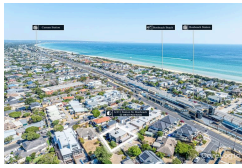
\$760,000

07-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: 22 April 2025



6/431 STATION STREET BONBEACH VIC 3196

2 2 1

Sold Price **\$840,000** Sold Date **12-Mar-25**

Distance **0.23km**



15 DENNINGTON LANE CHELSEA VIC 3196

2 2 1

Sold Price ^{RS} **\$810,000** Sold Date **01-Feb-25**

Distance **0.69km**



3/8 GLENBROOK AVENUE BONBEACH VIC 3196

2 1 1

Sold Price **\$760,000** Sold Date **07-Mar-25**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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