## 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

86 LA PEROUSE BOULEVARD 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	\$1,000,000	&	\$1,100,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$750,000	Prop	erty type	Unit		Suburb	Bonbeach
Period-from	01 Sep 2024	to	31 Aug 2	2025	Source		Cotality

## 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 FERRIER GROVE BONBEACH VIC 3196	\$1,050,000	16-Jul-25
4/64 COAST BANKSIA DRIVE BONBEACH VIC 3196	\$1,022,500	09-Sep-25
2/398 STATION STREET BONBEACH VIC 3196	\$1,000,000	30-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: 24 September 2025





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2 FERRIER GROVE BONBEACH VIC Sold Price 3196

\$1,050,000 Sold Date 16-Jul-25

□ 3

₾ 2

Distance

**Okm** 



4/64 COAST BANKSIA DRIVE **BONBEACH VIC 3196** 

Sold Price

\*\*\$1,022,500 Sold Date 09-Sep-25

Distance 0.8km

2/398 STATION STREET **BONBEACH VIC 3196** 

■ 3

**=** 3

Sold Price

RS \$1,000,000 Sold Date 30-Jun-25

Distance

1.38km

**RS** = Recent sale

UN = Undisclosed Sale

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