

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

41 Cannes Avenue, Bonbeach VIC 3196

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,115,000

Property Type

House

Suburb

Bonbeach

Period - From

17/08/2025

to

16/02/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
90 Bondi Road Bonbeach VIC 3196	\$1,280,000	06/12/2025
29 Scotch Parade Bonbeach VIC 3196	\$1,385,000	08/12/2025
29 Chelsea Road Chelsea 3196	\$1,280,000	06/12/2025

This Statement of Information was prepared on:

17/02/2026