

## 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

3/6 YORK STREET BONBEACH VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Feb 2025

to

31 Jan 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 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

7/394-395 STATION STREET BONBEACH VIC 3196	\$645,000	21-Jan-26
3/37 BROADWAY BONBEACH VIC 3196	\$620,000	15-Oct-25
2/24 GOLDEN AVENUE BONBEACH VIC 3196	\$533,000	10-Dec-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: 26 February 2026



**7/394-395 STATION STREET  
BONBEACH VIC 3196**

2 1 1

Sold Price **\$645,000** Sold Date **21-Jan-26**

Distance **0.17km**



**3/37 BROADWAY BONBEACH VIC  
3196**

2 1 1

Sold Price **\$620,000** Sold Date **15-Oct-25**

Distance **0.45km**



**2/24 GOLDEN AVENUE  
BONBEACH VIC 3196**

2 1 1

Sold Price **\$533,000** Sold Date **10-Dec-25**

Distance **0.46km**

RS = Recent sale      UN = Undisclosed Sale

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