

## 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

50 MASCOT AVENUE 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

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,115,000

Property type

House

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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 3 TROY STREET BONBEACH VIC 3196    | \$1,537,000 | 03-Dec-25 |
| 29 SCOTCH PARADE BONBEACH VIC 3196 | \$1,385,000 | 08-Dec-25 |
| 14 TRUE AVENUE CARRUM VIC 3197     | \$1,450,000 | 13-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: 23 February 2026


**3 TROY STREET BONBEACH VIC 3196**

 Sold Price <sup>RS</sup> **\$1,537,000** <sup>UN</sup> Sold Date **03-Dec-25**
 4  2  3

 Distance **1.26km**

**29 SCOTCH PARADE BONBEACH VIC 3196**

 Sold Price **\$1,385,000** Sold Date **08-Dec-25**
 4  1  4

 Distance **1.75km**

**14 TRUE AVENUE CARRUM VIC 3197**

 Sold Price **\$1,450,000** Sold Date **13-Dec-25**
 3  2  4

 Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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