

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

1/63 BONDI ROAD 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jan 2025

to

31 Dec 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

2/62 BONDI ROAD BONBEACH VIC 3196	\$760,000	10-Sep-25
4/38 GOLDEN AVENUE BONBEACH VIC 3196	\$722,500	09-Dec-25
3/56 GOLDEN AVENUE BONBEACH VIC 3196	\$725,000	22-Nov-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: 29 January 2026



2/62 BONDI ROAD BONBEACH VIC 3196 Sold Price

\$760,000 Sold Date **10-Sep-25**

 2  1  1

Distance **0.1km**



4/38 GOLDEN AVENUE BONBEACH VIC 3196

Sold Price ^{RS} **\$722,500** Sold Date **09-Dec-25**

 2  1  1

Distance **0.47km**



3/56 GOLDEN AVENUE BONBEACH VIC 3196

Sold Price **\$725,000** Sold Date **22-Nov-25**

 2  1  2

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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