

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

1/605 NEPEAN HIGHWAY 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

\$740,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Mar 2025

to

28 Feb 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

7/8 VALETTA STREET CARRUM VIC 3197	\$820,000	03-Dec-25
32 MCLEOD ROAD CARRUM VIC 3197	\$782,000	14-Feb-26
1/6 HARDING AVENUE BONBEACH VIC 3196	\$840,000	28-Feb-26

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.~~

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**7/8 VALETTA STREET CARRUM
VIC 3197**

 2  2  1

Sold Price **\$820,000** Sold Date **03-Dec-25**

Distance **0.27km**



**32 MCLEOD ROAD CARRUM VIC
3197**

 2  1  1

Sold Price ^{RS} **\$782,000** Sold Date **14-Feb-26**

Distance **0.6km**



**1/6 HARDING AVENUE BONBEACH
VIC 3196**

 2  1  1

Sold Price ^{RS} **\$840,000** Sold Date **28-Feb-26**

Distance **0.92km**

RS = Recent sale **UN** = Undisclosed Sale

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