

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

2/20 CANNES AVENUE 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

\$1,149,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jun 2025

to

31 May 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

4/51 BONDI ROAD BONBEACH VIC 3196	\$1,140,000	10-Dec-25
20B FOWLER STREET BONBEACH VIC 3196	\$1,075,000	18-Mar-26
47A BONDI ROAD BONBEACH VIC 3196	\$1,235,000	21-Mar-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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4/51 BONDI ROAD BONBEACH VIC 3196 Sold Price **\$1,140,000** Sold Date **10-Dec-25**

 4  3  1

Distance **0.33km**



20B FOWLER STREET BONBEACH VIC 3196 Sold Price ^{RS} **\$1,075,000** Sold Date **18-Mar-26**

 4  3  2

Distance **0.63km**



47A BONDI ROAD BONBEACH VIC 3196 Sold Price **\$1,235,000** Sold Date **21-Mar-26**

 3  2  2

Distance **0.3km**

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

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