

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

2/504 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

\$1,175,000

&

\$1,275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 Sep 2025

to

31 Aug 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

1/57 WOODBINE GROVE CHELSEA VIC 3196	\$1,180,000	16-Jul-26
1/536 NEPEAN HIGHWAY BONBEACH VIC 3196	\$1,260,000	09-Jul-26
30 COAST BANKSIA DRIVE BONBEACH VIC 3196	\$1,287,500	18-Apr-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.~~

This Statement of Information was prepared on: 08 September 2026



**1/57 WOODBINE GROVE CHELSEA
VIC 3196**

Sold Price

^{RS}

\$1,180,000

Sold Date

16-Jul-26



3



2



2

Distance

0.97km



**1/536 NEPEAN HIGHWAY
BONBEACH VIC 3196**

Sold Price

^{RS}

\$1,260,000

^{UN}

Sold Date

09-Jul-26



3



2



1

Distance

0.39km



**30 COAST BANKSIA DRIVE
BONBEACH VIC 3196**

Sold Price

\$1,287,500

Sold Date

18-Apr-26



4



2



1

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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