

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

2/600 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

\$1,000,000

&

\$1,100,000

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

3/602 NEPEAN HIGHWAY BONBEACH VIC 3196	\$1,190,000	30-Sep-25
625D NEPEAN HIGHWAY CARRUM VIC 3197	\$1,170,000	17-Dec-25
6/635 NEPEAN HIGHWAY CARRUM VIC 3197	\$1,010,000	18-Oct-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: 20 March 2026

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**3/602 NEPEAN HIGHWAY
BONBEACH VIC 3196**

 3  3  2

Sold Price **\$1,190,000** Sold Date **30-Sep-25**

Distance **0.06km**



**625D NEPEAN HIGHWAY CARRUM
VIC 3197**

 3  2  1

Sold Price **\$1,170,000** Sold Date **17-Dec-25**

Distance **0.49km**



**6/635 NEPEAN HIGHWAY CARRUM
VIC 3197**

 3  2  2

Sold Price **\$1,010,000** Sold Date **18-Oct-25**

Distance **0.56km**

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

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