

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 GLENBROOK 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,152,500

Property type

House

Suburb

Bonbeach

Period-from

01 Aug 2025

to

31 Jul 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

5 DERBY PARADE BONBEACH VIC 3196	\$1,150,000	07-Apr-26
39 SWANPOOL AVENUE CHELSEA VIC 3196	\$1,250,000	13-Apr-26
44 WOODBINE GROVE CHELSEA VIC 3196	\$1,300,000	05-Jun-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 August 2026



5 DERBY PARADE BONBEACH VIC 3196

Sold Price

\$1,150,000

Sold Date

07-Apr-26

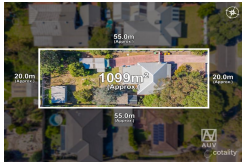
 3

 1

 2

Distance

0.06km



39 SWANPOOL AVENUE CHELSEA VIC 3196

Sold Price

^{RS} **\$1,250,000** ^{UN}

Sold Date

13-Apr-26

 2

 1

 2

Distance

1.37km



44 WOODBINE GROVE CHELSEA VIC 3196

Sold Price

\$1,300,000

Sold Date

05-Jun-26

 2

 1

 -

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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