

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

3/12 GOLDEN 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$739,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jul 2025

to

30 Jun 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

2/27 BROADWAY BONBEACH VIC 3196	\$617,000	25-Apr-26
3/14 GOLDEN AVENUE BONBEACH VIC 3196	\$615,000	18-Apr-26
5/27 BROADWAY BONBEACH VIC 3196	\$611,000	19-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: 11 July 2026

Michelle Stephens

M 0417 352 644

E michelle.stephens@obre.com.au



2/27 BROADWAY BONBEACH VIC 3196

Sold Price

\$617,000

Sold Date

25-Apr-26

 2

 1

 1

Distance

0.15km



3/14 GOLDEN AVENUE BONBEACH VIC 3196

Sold Price

\$615,000

Sold Date

18-Apr-26

 2

 1

 1

Distance

0.02km



5/27 BROADWAY BONBEACH VIC 3196

Sold Price

\$611,000

Sold Date

19-Apr-26

 2

 1

 1

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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