

STATEMENT OF INFORMATION

Single residential property located
in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 34A Fowler Street 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 \$1,100,000 & \$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median price \$725,000 *House *Unit x Suburb Bonbeach
Period - From May 2025 to April 2026 Source Realestate.com.au

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 six 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. 4/602 Nepean Highway Bonbeach	1,150,000	21/04/2026
2. 1/51 Bondi Road Bonbeach	\$1,120,000	10/12/2025
3. 3/52 Whatley Street Carrum	\$1,100,000	22/11/2025

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 six months.