

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

4/37 YORK 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

\$680,000

&

\$720,000

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

3/6 YORK STREET BONBEACH VIC 3196	\$675,000	21-Mar-26
7/2 YORK STREET BONBEACH VIC 3196	\$726,000	09-Feb-26
12/406-407 STATION STREET BONBEACH VIC 3196	\$662,000	16-Mar-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: 26 March 2026



3/6 YORK STREET BONBEACH VIC 3196

Sold Price

^{RS}

\$675,000

Sold Date

21-Mar-26

 2

 1

 1

Distance

0.31km



7/2 YORK STREET BONBEACH VIC 3196

Sold Price

^{RS}

\$726,000

Sold Date

09-Feb-26

 2

 1

 1

Distance

0.35km



**12/406-407 STATION STREET
BONBEACH VIC 3196**

Sold Price

^{RS}

\$662,000

Sold Date

16-Mar-26

 2

 1

 2

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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