

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

4/58 Bondi Road, Bonbeach Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$520,000

Median sale price

Median price

\$675,000

Property Type

Unit

Suburb

Bonbeach

Period - From

01/01/2026

to

31/03/2026

Source

REIV

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	8/396-397 Station St BONBEACH 3196	\$480,000	25/02/2026
2	2/24 Golden Av BONBEACH 3196	\$533,000	24/12/2025
3	5/26 Sherwood Av CHELSEA 3196	\$572,500	10/11/2025

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.~~

This Statement of Information was prepared on:

15/04/2026 10:02



2 1 1

Rooms: 4

Property Type: Flat

Land Size: Internal - 62 sqmm

approx sqm approx

Agent Comments

boutique group of only 7 Villas, this 2 bed, 1 bath, 1 car villa is superbly located and full of future potential. Easy to live in now.

Comparable Properties



8/396-397 Station St BONBEACH 3196 (REI)

Agent Comments

2 1 2

Price: \$480,000

Method: Private Sale

Date: 25/02/2026

Property Type: Apartment



2/24 Golden Av BONBEACH 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$533,000

Method: Private Sale

Date: 24/12/2025

Property Type: Unit



5/26 Sherwood Av CHELSEA 3196 (REI/VG)

Agent Comments

2 1 2

Price: \$572,500

Method: Private Sale

Date: 10/11/2025

Property Type: Unit

Land Size: 133 sqm approx