

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

5/449 STATION 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

\$620,000

&

\$680,000

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

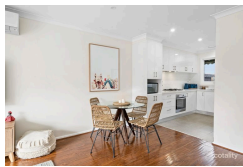
Date of sale

5/23 YORK STREET BONBEACH VIC 3196	\$690,000	30-Jun-26
8/437 STATION STREET BONBEACH VIC 3196	\$657,000	18-Jun-26
14/29 YORK STREET BONBEACH VIC 3196	\$688,000	29-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: 30 July 2026



5/23 YORK STREET BONBEACH VIC 3196

 2
  1
  1

Sold Price

^{RS} **\$690,000** Sold Date **30-Jun-26**

Distance **0.8km**



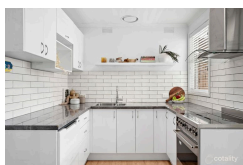
8/437 STATION STREET BONBEACH VIC 3196

 2
  1
  1

Sold Price

^{RS} **\$657,000** Sold Date **18-Jun-26**

Distance **0.17km**



14/29 YORK STREET BONBEACH VIC 3196

 2
  1
  -

Sold Price

\$688,000 Sold Date **29-Apr-26**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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