

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

5/519-521 NEPEAN HIGHWAY 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 May 2025

to

30 Apr 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

4/519-521 NEPEAN HIGHWAY BONBEACH VIC 3196	\$810,000	08-May-26
7/8 VALETTA STREET CARRUM VIC 3197	\$820,000	03-Dec-25
90 ROYAL ROAD BONBEACH VIC 3196	\$795,000	22-May-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: 27 May 2026

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**4/519-521 NEPEAN HIGHWAY
BONBEACH VIC 3196**

 2  1  1

Sold Price

^{RS}

\$810,000

Sold Date **08-May-26**

Distance

0km



**7/8 VALETTA STREET CARRUM
VIC 3197**

 2  2  1

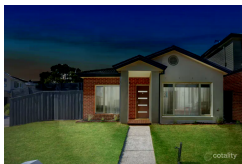
Sold Price

\$820,000

Sold Date **03-Dec-25**

Distance

1.28km



**90 ROYAL ROAD BONBEACH VIC
3196**

 2  1  1

Sold Price

^{RS}

\$795,000

Sold Date **22-May-26**

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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