

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 ATTWELL LANE 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

\$900,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

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

4/70 ARGYLE AVENUE CHELSEA VIC 3196	\$935,000	23-Feb-26
2/77 THAMES PROMENADE CHELSEA VIC 3196	\$1,005,000	19-Jan-26
2/78 ELSIE GROVE CHELSEA VIC 3196	\$960,000	30-Dec-25

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.~~

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4/70 ARGYLE AVENUE CHELSEA VIC 3196

Sold Price

^{RS}

\$935,000

Sold Date

23-Feb-26

 3

 2

 2

Distance

0.51km



2/77 THAMES PROMENADE CHELSEA VIC 3196

Sold Price

^{RS}

\$1,005,000

Sold Date

19-Jan-26

 3

 2

 2

Distance

1.2km



2/78 ELSIE GROVE CHELSEA VIC 3196

Sold Price

\$960,000

Sold Date

30-Dec-25

 3

 2

 1

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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