

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

2/24 GOLDEN AVENUE 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,250

Property type

Unit

Suburb

Bonbeach

Period-from

01 Oct 2024

to

30 Sep 2025

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

4/12 GOLDEN AVENUE BONBEACH VIC 3196	\$590,000	05-Dec-24
4/37 BROADWAY BONBEACH VIC 3196	\$570,000	14-Mar-25
4/5 GOLDEN AVENUE CHELSEA VIC 3196	\$571,000	29-Mar-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.~~

This Statement of Information was prepared on: 29 October 2025



4/12 GOLDEN AVENUE BONBEACH VIC 3196 Sold Price **\$590,000** Sold Date **05-Dec-24**

2 1 1

Distance **0.12km**



4/37 BROADWAY BONBEACH VIC 3196 Sold Price **\$570,000** Sold Date **14-Mar-25**

2 1 1

Distance **0.14km**



4/5 GOLDEN AVENUE CHELSEA VIC 3196 Sold Price **\$571,000** Sold Date **29-Mar-25**

2 1 1

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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