

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

2/544 Nepean Highway, Bonbeach Vic 3196

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$965,000

Property Type Townhouse

Suburb Bonbeach

Period - From 29/07/2024

to

28/07/2025

Source Property Data

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	1/604 Nepean Hwy BONBEACH 3196	\$1,035,000	04/04/2025
2	2/67 Swan Wlk CHELSEA 3196	\$1,010,000	01/03/2025
3	11/595-596 Nepean Hwy BONBEACH 3196	\$965,000	15/02/2025

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:

29/07/2025 17:32



 3  2  3

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
29/07/2024 - 28/07/2025: \$965,000

Comparable Properties



1/604 Nepean Hwy BONBEACH 3196 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,035,000
Method: Private Sale
Date: 04/04/2025
Property Type: House



2/67 Swan Wlk CHELSEA 3196 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,010,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)



11/595-596 Nepean Hwy BONBEACH 3196 (REI)

Agent Comments

 3  2  3

Price: \$965,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888