

# 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

17/18-22 Golden Avenue, Bonbeach Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$640,000

### Median sale price

Median price \$767,500

Property Type Unit

Suburb Bonbeach

Period - From 01/04/2024

to 31/03/2025

Source REIV

### 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	7/43 Patterson St BONBEACH 3196	\$630,000	21/05/2025
2	2/13 Golden Av CHELSEA 3196	\$637,500	10/05/2025
3	6/30 Broadway BONBEACH 3196	\$608,000	12/04/2025

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:

17/06/2025 11:10

17/18-22 Golden Avenue, Bonbeach Vic 3196



2   1   1

Rooms: 3  
Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$590,000 - \$640,000  
Median Unit Price  
Year ending March 2025: \$767,500

## Comparable Properties



7/43 Patterson St BONBEACH 3196 (REI/VG)

Agent Comments

2   1   1

Price: \$630,000  
Method: Private Sale  
Date: 21/05/2025  
Property Type: Unit  
Land Size: 100 sqm approx



2/13 Golden Av CHELSEA 3196 (REI)

Agent Comments

2   1   1

Price: \$637,500  
Method: Auction Sale  
Date: 10/05/2025  
Property Type: Unit



6/30 Broadway BONBEACH 3196 (REI)

Agent Comments

2   1   1

Price: \$608,000  
Method: Auction Sale  
Date: 12/04/2025  
Property Type: Unit

Account - Jellis Craig



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.