

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

6/32 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

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

5/43 YORK STREET BONBEACH VIC 3196	\$585,000	16-Jun-25
7/43 PATTERSON STREET BONBEACH VIC 3196	\$630,000	14-May-25
5/18 ARGYLE AVENUE CHELSEA VIC 3196	\$530,000	10-May-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: 02 July 2025

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**5/43 YORK STREET BONBEACH
VIC 3196**

 2  1  1

Sold Price

^{RS}

\$585,000

Sold Date

16-Jun-25

Distance

0.29km



**7/43 PATTERSON STREET
BONBEACH VIC 3196**

 2  1  2

Sold Price

\$630,000

Sold Date

14-May-25

Distance

1.1km



**5/18 ARGYLE AVENUE CHELSEA
VIC 3196**

 2  1  2

Sold Price

\$530,000

Sold Date

10-May-25

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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