

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

3/6 YORK STREET 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

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

4/5 LORD WEAVER GROVE BONBEACH VIC 3196	\$662,000	27-Nov-25
6/10 GOLDEN AVENUE BONBEACH VIC 3196	\$674,400	28-Nov-25
5/9 GOLDEN AVENUE CHELSEA VIC 3196	\$672,000	24-Feb-26

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: 10 March 2026



**4/5 LORD WEAVER GROVE
BONBEACH VIC 3196**

2 1 1

Sold Price **\$662,000** Sold Date **27-Nov-25**

Distance **0.35km**



**6/10 GOLDEN AVENUE BONBEACH
VIC 3196**

2 1 3

Sold Price **\$674,400** Sold Date **28-Nov-25**

Distance **0.41km**



**5/9 GOLDEN AVENUE CHELSEA
VIC 3196**

2 1 2

Sold Price ^{RS} **\$672,000** Sold Date **24-Feb-26**

Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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