

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

2/398 STATION 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

\$930,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jun 2024

to

31 May 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

4/398 STATION STREET BONBEACH VIC 3196	\$860,000	21-Mar-25
2/27 MYOLA STREET CARRUM VIC 3197	\$1,030,000	13-May-25
1/51 GOLDEN AVENUE CHELSEA VIC 3196	\$910,000	31-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: 05 June 2025



Simon Wendt
P 9583 3246
M 0407040706
E simon.wendt@belleproperty.com



**4/398 STATION STREET
BONBEACH VIC 3196**

3 2 2

Sold Price **\$860,000** Sold Date **21-Mar-25**

Distance **0km**



**2/27 MYOLA STREET CARRUM VIC
3197**

3 2 2

Sold Price ^{RS} **\$1,030,000** Sold Date **13-May-25**

Distance **1.97km**



**1/51 GOLDEN AVENUE CHELSEA
VIC 3196**

3 2 2

Sold Price ^{RS} **\$910,000** ^{UN} Sold Date **31-May-25**

Distance **0.77km**

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

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