

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

2/52 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

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,500

Property type

Unit

Suburb

Bonbeach

Period-from

01 May 2025

to

30 Apr 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

3/38 EMBANKMENT GROVE CHELSEA VIC 3196	\$885,000	14-Mar-26
3/9 GLENOLA ROAD CHELSEA VIC 3196	\$887,500	09-Feb-26
1/13 BLANTYRE AVENUE CHELSEA VIC 3196	\$804,000	15-Apr-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: 19 May 2026


**3/38 EMBANKMENT GROVE
CHELSEA VIC 3196**
 3  1  1

Sold Price

\$885,000

Sold Date

14-Mar-26

Distance

1.12km

**3/9 GLENOLA ROAD CHELSEA VIC
3196**
 3  1  1

Sold Price

\$887,500

Sold Date

09-Feb-26

Distance

0.51km

**1/13 BLANTYRE AVENUE CHELSEA
VIC 3196**
 3  1  1

Sold Price

^{RS} **\$804,000**

Sold Date

15-Apr-26

Distance

0.88km
RS = Recent sale

UN = Undisclosed Sale

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