

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

65 Scotch Parade, Bonbeach VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,800,000

&

\$1,900,000

Median sale price

Median price

\$1,042,500

Property Type

House

Suburb

Bonbeach

Period - From

15/04/2025

to

14/10/2025

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
37 Mernda Avenue Bonbeach VIC 3196	\$1,764,000	26/07/2025
77 Bondi Road Bonbeach VIC 3196	\$1,805,000	06/09/2025
4 Ilma Grove Bonbeach VIC 3196	\$2,000,000	06/10/2025

This Statement of Information was prepared on:

15/10/2025