

## 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

150 LA PEROUSE BOULEVARD BONBEACH VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Jun 2025

to

31 May 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

4/2 SNAPPER POINT DRIVE PATTERSON LAKES VIC 3197	\$1,050,000	04-May-26
20B FOWLER STREET BONBEACH VIC 3196	\$1,075,000	18-Mar-26
1/17 GLENOLA ROAD CHELSEA VIC 3196	\$1,130,000	20-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: 22 June 2026


**4/2 SNAPPER POINT DRIVE  
PATTERSON LAKES VIC 3197**
 3    1    1

 Sold Price    **\$1,050,000**    Sold Date    **04-May-26**

 Distance    **0.53km**

**20B FOWLER STREET BONBEACH  
VIC 3196**
 4    3    2

 Sold Price    <sup>RS</sup> **\$1,075,000**    Sold Date    **18-Mar-26**

 Distance    **1.24km**

**1/17 GLENOLA ROAD CHELSEA VIC  
3196**
 3    2    2

 Sold Price    **\$1,130,000**    Sold Date    **20-Feb-26**

 Distance    **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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