

## 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

41 CALIFORNIA WAY BONNIE BROOK VIC 3335

### 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$653,450

Property type

House

Suburb

Bonnie Brook

Period-from

01 Feb 2024

to

31 Jan 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

18 STELLAR ROAD BONNIE BROOK VIC 3335	\$630,000	24-Oct-24
30 DILWARRA DRIVE BONNIE BROOK VIC 3335	\$639,000	29-Oct-24

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: 12 February 2025



**18 STELLAR ROAD BONNIE BROOK VIC 3335**

3 2 2

Sold Price **\$630,000** Sold Date **24-Oct-24**

Distance **0.62km**



**30 DILWARRA DRIVE BONNIE BROOK VIC 3335**

3 2 2

Sold Price **\$639,000** Sold Date **29-Oct-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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