

## 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

1 MUSTANG CIRCUIT 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,900

Property type

House

Suburb

Bonnie Brook

Period-from

01 Jul 2024

to

30 Jun 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 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 ASHFORDBY STREET BONNIE BROOK VIC 3335	\$725,000	12-Mar-25
21 NOKOTA CIRCUIT BONNIE BROOK VIC 3335	\$717,000	11-Jun-25
28 MAKYBE STREET BONNIE BROOK VIC 3335	\$705,000	15-Jul-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.~~

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**3 ASHFORDBY STREET BONNIE  
BROOK VIC 3335**

4 3 2

Sold Price **\$725,000** Sold Date **12-Mar-25**

Distance **0.59km**



**21 NOKOTA CIRCUIT BONNIE  
BROOK VIC 3335**

4 2 2

Sold Price <sup>RS</sup> **\$717,000** Sold Date **11-Jun-25**

Distance **0km**



**28 MAKYBE STREET BONNIE  
BROOK VIC 3335**

4 2 2

Sold Price <sup>RS</sup> **\$705,000** Sold Date **15-Jul-25**

Distance **0.89km**

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

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