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	28 BARNARDS ROAD BONNIE BROOK VIC 3335

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	$1,030,000	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Bonnie Brook
Period-from	01 Apr 2025	to	31 Mar 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
20 ANISEED AVENUE AINTREE VIC 3336	$1,030,000	24-Feb-26
7 MUSTER DRIVE AINTREE VIC 3336	$1,045,000	15-Nov-25
8 RAWSON TERRACE FRASER RISE VIC 3336	$1,010,000	15-Mar-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: 09 April 2026

GREATER WYNDHAM REALTORS
Sunny Shah
P 73007777
M 0430544515
E sunny.shah@greaterwyndhamrealtors.com.



20 ANISEED AVENUE AINTREE VIC 3336

4 3 2

Sold Price RS **$1,030,000** Sold Date **24-Feb-26**

Distance **0.83km**



7 MUSTER DRIVE AINTREE VIC 3336

4 2 2

Sold Price **$1,045,000** Sold Date **15-Nov-25**

Distance **2.39km**



8 RAWSON TERRACE FRASER RISE VIC 3336

4 2 3

Sold Price RS **$1,010,000** Sold Date **15-Mar-26**

Distance **4.07km**

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

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