

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

3 OLDENBURG DRIVE 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$396,000

Property type

Land

Suburb

Bonnie Brook

Period-from

01 Oct 2024

to

30 Sep 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

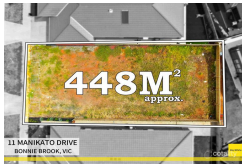
11 MANIKATO DRIVE BONNIE BROOK VIC 3335	\$370,000	08-May-25
10 EXMOOR STREET BONNIE BROOK VIC 3335	\$375,000	07-May-25

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.

This Statement of Information was prepared on: 30 October 2025

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**11 MANIKATO DRIVE BONNIE
BROOK VIC 3335**

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Sold Price **\$370,000** Sold Date **08-May-25**

Distance **0.42km**



**10 EXMOOR STREET BONNIE
BROOK VIC 3335**

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Sold Price **\$375,000** Sold Date **07-May-25**

Distance **0.6km**

RS = Recent sale UN = Undisclosed Sale

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