

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 STELLAR 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

\$579,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,899

Property type

House

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

21 MARCHADOR STREET BONNIE BROOK VIC 3335	\$599,000	07-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.

This Statement of Information was prepared on: 08 October 2025

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**21 MARCHADOR STREET BONNIE
BROOK VIC 3335**

Sold Price

^{RS}

\$599,000

Sold Date

07-Jul-25



3



2



1

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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