

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

5 MANIKATO 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Land

Suburb

Bonnie Brook

Period-from

01 Aug 2024

to

31 Jul 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

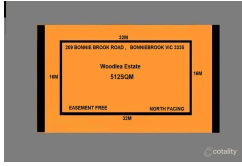
Date of sale

209 BONNIEBROOK ROAD BONNIE BROOK VIC 3335	\$479,000	27-Jun-25
21 GIZA STREET BONNIE BROOK VIC 3335	\$430,000	27-Nov-24
22 POTALA AVENUE BONNIE BROOK VIC 3335	\$425,000	29-Mar-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: 23 August 2025



209 BONNIEBROOK ROAD BONNIE BROOK VIC 3335

Sold Price ^{RS} **\$479,000** Sold Date **27-Jun-25**

 5  3  -

Distance **0.42km**

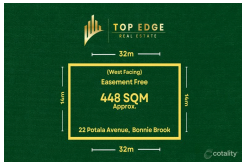


21 GIZA STREET BONNIE BROOK VIC 3335

Sold Price **\$430,000** Sold Date **27-Nov-24**

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Distance **0.88km**



22 POTALA AVENUE BONNIE BROOK VIC 3335

Sold Price **\$425,000** Sold Date **29-Mar-25**

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Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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