

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
7 BONITO STREET MELTON SOUTH VIC 3338

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 \$309,000 & \$339,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> Land	Suburb <input type="text"/> Melton South
Period-from <input type="text"/> 01 Jul 2024	to <input type="text"/> 30 Jun 2025	Source <input type="text"/> 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
45 HANOVER CIRCUIT MELTON SOUTH VIC 3338	\$310,000	26-Apr-25
3 CODRINGTON STREET MELTON SOUTH VIC 3338	\$320,000	19-Dec-24
4 FARRINGTON AVENUE MELTON SOUTH VIC 3338	\$350,000	13-Feb-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: 22 July 2025



**45 HANOVER CIRCUIT MELTON
SOUTH VIC 3338**



Sold Price

\$310,000 Sold Date **26-Apr-25**

Distance **0.16km**



**3 CODRINGTON STREET MELTON
SOUTH VIC 3338**



Sold Price

\$320,000 Sold Date **19-Dec-24**

Distance **0.93km**



**4 FARRINGTON AVENUE MELTON
SOUTH VIC 3338**



Sold Price

\$350,000 Sold Date **13-Feb-25**

Distance **0.16km**

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

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