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

8 FOLD CIRCUIT 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	\$1,150,000	&	\$1,250,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$646,000	Prop	erty type	House		Suburb	Bonnie Brook
Period-from	01 Nov 2024	to	31 Oct 2	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
16 AINTREE BOULEVARD AINTREE VIC 3336	1240000	07-Feb-25
10 DARTMOOR STREET BONNIE BROOK VIC 3335	1350000	07-Aug-25
4 RANNI PLACE BONNIE BROOK VIC 3335	1298000	21-Feb-24

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: 13 November 2025





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16 AINTREE BOULEVARD AINTREE Sold Price VIC 3336

1240000 Sold Date 07-Feb-25

Distance

10 DARTMOOR STREET BONNIE **BROOK VIC 3335**

⇔ 2

Sold Price

1350000 Sold Date 07-Aug-25

Distance 0.81km

4 RANNI PLACE BONNIE BROOK **VIC 3335**

Sold Price

1298000 Sold Date 21-Feb-24

Distance

二 5

■ 5

₩ 3

₩ 4

₩ 3

RS = Recent sale

UN = Undisclosed Sale

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