

# 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 85 Berrigan Drive, Bonshaw, VIC 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$215,000

&

\$225,000

### Median sale price

Median price

\$512,000

Property Type

House

Suburb

Bonshaw (3352)

Period - From

01/05/2024

to

30/04/2025

Source

REA

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
18 YOLANDA STREET, BONSHAW VIC 3352	\$258,500	23/04/2024
14 RIVULET ROAD, BONSHAW VIC 3352	\$245,000	11/12/2024
24 GOYIN STREET, BONSHAW VIC 3352	\$235,000	21/11/2024

This Statement of Information was prepared on: 02/05/2025