Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for:	sale
IIODGILV	Ullelea	101	saic

Address
Including suburb and postcode

29 KARDINIA STREET BONSHAW VIC 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$330,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$516,000	Prop	erty type	Other		Suburb	Bonshaw
Period-from	01 Jul 2024	to	30 Jun 2	2025	Source		Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
39 RANCE ROAD DELACOMBE VIC 3356	\$365,000	23-Apr-24
3 INDIGO STREET BONSHAW VIC 3352	\$335,000	11-Apr-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 23 July 2025





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39 RANCE ROAD DELACOMBE VIC Sold Price 3356

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\$365,000 Sold Date 23-Apr-24

Distance

0.31km



3 INDIGO STREET BONSHAW VIC Sold Price 3352

RS \$335,000 Sold Date 11-Apr-25

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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