Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

24 KARDINIA	STREET	BONSHAW	VIC 3352
	SINCLI	DONSHAW	VIC 3332

Indicative selling price

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

Single Price	\$270,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$260,000	Prop	erty type		Land	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
6 KARDINIA STREET BONSHAW VIC 3352	\$276,450	05-Apr-24
3 KARDINIA STREET BONSHAW VIC 3352	\$270,000	16-Oct-24
8 WEBB ROAD BONSHAW VIC 3352	\$260,000	25-Sep-24

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



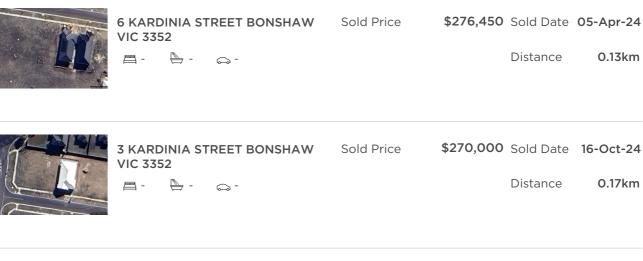
consumer.vic.gov.au



P 03 5333 4444

M 0427 401 798

E will.munro@raywhite.com



	8 WEBB ROAD BONSHAW VIC 3352			Sold Price	\$260,000	Sold Date	25-Sep-24
	= 1	1	୍ଦ୍ର -			Distance	0.21km

RS = Recent sale UN = Undisclosed Sale

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