

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

LOT 314 ARTISTRY WAY 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

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$396,000

Property type

Land

Suburb

Bonnie Brook

Period-from

01 Oct 2024

to

30 Sep 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

26 MARCHADOR STREET BONNIE BROOK VIC 3335	\$402,000	05-Jun-25
10 CASPIAN STREET BONNIE BROOK VIC 3335	\$330,000	02-Jul-25
36 BALLANRONG ROAD BONNIE BROOK VIC 3335	\$305,000	12-Jun-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: 16 October 2025

AREA SPECIALIST

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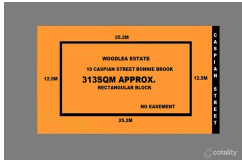


**26 MARCHADOR STREET BONNIE
BROOK VIC 3335**

Sold Price **\$402,000** Sold Date **05-Jun-25**

- - -

Distance **1.92km**



**10 CASPIAN STREET BONNIE
BROOK VIC 3335**

Sold Price **\$330,000** Sold Date **02-Jul-25**

- - -

Distance **2.12km**



**36 BALLANRONG ROAD BONNIE
BROOK VIC 3335**

Sold Price **\$305,000** Sold Date **12-Jun-25**

- - -

Distance **2.96km**

RS = Recent sale UN = Undisclosed Sale

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