

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

1 MUSTANG 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,900

Property type

House

Suburb

Bonnie Brook

Period-from

01 Jul 2024

to

30 Jun 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

3 ASHFORDBY STREET BONNIE BROOK VIC 3335	\$725,000	12-Mar-25
21 NOKOTA CIRCUIT BONNIE BROOK VIC 3335	\$717,000	11-Jun-25
28 MAKYBE STREET BONNIE BROOK VIC 3335	\$705,000	15-Jul-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: 29 July 2025



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**3 ASHFORDBY STREET BONNIE
BROOK VIC 3335**

4 3 2

Sold Price **\$725,000** Sold Date **12-Mar-25**

Distance **0.59km**



**21 NOKOTA CIRCUIT BONNIE
BROOK VIC 3335**

4 2 2

Sold Price ^{RS} **\$717,000** Sold Date **11-Jun-25**

Distance **0km**



**28 MAKYBE STREET BONNIE
BROOK VIC 3335**

4 2 2

Sold Price ^{RS} **\$705,000** Sold Date **15-Jul-25**

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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