

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

8 FOLD 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

\$1,060,000

&

\$1,130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Bonnie Brook

Period-from

01 Aug 2024

to

31 Jul 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

23 AINTREE BOULEVARD AINTREE VIC 3336	\$1,130,000	15-Aug-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: 25 August 2025



23 AINTREE BOULEVARD AINTREE VIC 3336 Sold Price ^{RS} **\$1,130,000** Sold Date **15-Aug-25**

 5  3  2

Distance **0.4km**

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

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