

## 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

1 KARDINIA STREET BONSHAW VIC 3352

### Indicative selling price

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

Single Price

\$250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,000

Property type

Other

Suburb

Bonshaw

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 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 4 KARDINIA STREET BONSHAW VIC 3352 | \$252,000 | 05-Apr-24 |
| 27 WEBB ROAD BONSHAW VIC 3352      | \$260,000 | 28-Nov-24 |
| 29 WEBB ROAD BONSHAW VIC 3352      | \$250,000 | 18-Oct-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



Will Munro  
P 03 5333 4444  
M 0427 401 798  
E will.munro@raywhite.com



**4 KARDINIA STREET BONSHAW  
VIC 3352**

- - -

Sold Price **\$252,000** Sold Date **05-Apr-24**

Distance **0.06km**

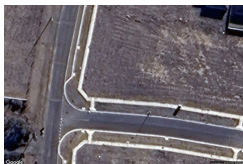


**27 WEBB ROAD BONSHAW VIC  
3352**

- - -

Sold Price **\$260,000** Sold Date **28-Nov-24**

Distance **0.25km**



**29 WEBB ROAD BONSHAW VIC  
3352**

- - -

Sold Price **\$250,000** Sold Date **18-Oct-24**

Distance **0.27km**

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

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