

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

21 MANIKATO DRIVE 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

\$790,000

&

\$830,000

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

10 GOOSEBERRY ROAD AINTREE VIC 3336	\$795,000	17-Apr-25
4 GODFREY STREET AINTREE VIC 3336	\$810,000	20-Aug-25
20 ZELKOVA CIRCUIT FRASER RISE VIC 3336	\$797,000	24-Apr-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



**10 GOOSEBERRY ROAD AINTREE
VIC 3336**

Sold Price

\$795,000

Sold Date

17-Apr-25

4 2 2

Distance

1.42km



**4 GODFREY STREET AINTREE VIC
3336**

Sold Price

^{RS} **\$810,000**

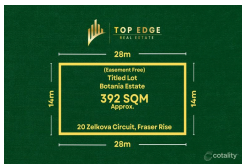
Sold Date

20-Aug-25

4 2 2

Distance

1.61km



**20 ZELKOVA CIRCUIT FRASER
RISE VIC 3336**

Sold Price

\$797,000

Sold Date

24-Apr-25

4 2 2

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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