

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

5 PASOFINO 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

\$510,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,450

Property type

House

Suburb

Bonnie Brook

Period-from

01 Feb 2025

to

31 Jan 2026

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

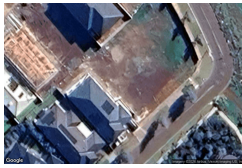
Date of sale

13 STAGECOACH WAY AINTREE VIC 3336	\$512,000	28-Oct-24
4 BILBERRY CIRCUIT AINTREE VIC 3336	\$519,000	10-Jun-25
18 BRIDGEFIELD PARKWAY ROCKBANK VIC 3335	\$520,000	01-Oct-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: 12 February 2026



13 STAGECOACH WAY AINTREE VIC 3336

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  -
  -

Sold Price

\$512,000

Sold Date

28-Oct-24

Distance

0.75km


4 BILBERRY CIRCUIT AINTREE VIC 3336

 -
  -
  -

Sold Price

\$519,000

Sold Date

10-Jun-25

Distance

1.52km


18 BRIDGEFIELD PARKWAY ROCKBANK VIC 3335

 -
  -
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Sold Price

\$520,000

Sold Date

01-Oct-25

Distance

3.68km

RS = Recent sale

UN = Undisclosed Sale

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