

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Land

Suburb

Bonnie Brook

Period-from

01 Mar 2025

to

28 Feb 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

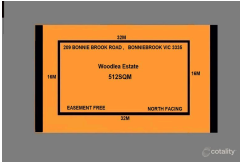
Date of sale

209 BONNIEBROOK ROAD BONNIE BROOK VIC 3335	\$479,000	02-Jun-25
239 BONNIEBROOK ROAD BONNIE BROOK VIC 3335	\$440,000	21-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: 17 March 2026

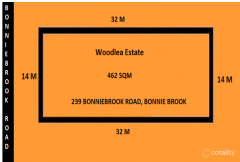


**209 BONNIEBROOK ROAD BONNIE BROOK VIC 3335** Sold Price

**\$479,000** Sold Date **02-Jun-25**

 5  3  -

Distance **0.35km**



**239 BONNIEBROOK ROAD BONNIE BROOK VIC 3335** Sold Price

**\$440,000** Sold Date **21-Aug-25**

 4  3  -

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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