

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

14 RIVULET ROAD BONSHAW VIC 3352

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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Bonshaw

Period-from

01 Apr 2025

to

31 Mar 2026

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

11 MARION STREET BONSHAW VIC 3352	630000	21-Nov-25
15 ANTOINETTE AVENUE BONSHAW VIC 3352	645000	23-Dec-25
18 ROLLS ROAD SMYTHES CREEK VIC 3351	651000	10-Mar-26

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: 08 April 2026


11 MARION STREET BONSHAW VIC 3352

4 2 2

Sold Price

630000

Sold Date

21-Nov-25

Distance

0.29km
**15 ANTOINETTE AVENUE
BONSHAW VIC 3352**

4 2 2

Sold Price

645000

Sold Date

23-Dec-25

Distance

0.11km
**18 ROLLS ROAD SMYTHES CREEK
VIC 3351**

4 2 2

Sold Price

^{RS} **651000**

Sold Date

10-Mar-26

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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