

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

3 STELLAR ROAD 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

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,950

Property type

House

Suburb

Bonnie Brook

Period-from

01 Jan 2025

to

31 Dec 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

7 MARCHADOR STREET BONNIE BROOK VIC 3335	\$582,000	02-Dec-25
19 MARCHADOR STREET BONNIE BROOK VIC 3335	\$580,000	07-Nov-25
16 PASOFINO DRIVE BONNIE BROOK VIC 3335	\$585,000	16-Dec-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: 27 January 2026

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**7 MARCHADOR STREET BONNIE
BROOK VIC 3335**

 3  2  1

Sold Price **\$582,000** Sold Date **02-Dec-25**

Distance **1.61km**



**19 MARCHADOR STREET BONNIE
BROOK VIC 3335**

 3  2  1

Sold Price **\$580,000** Sold Date **07-Nov-25**

Distance **1.65km**



**16 PASOFINO DRIVE BONNIE
BROOK VIC 3335**

 3  2  1

Sold Price ^{RS} **\$585,000** Sold Date **16-Dec-25**

Distance **1.65km**

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

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