

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

11 MUSTANG CIRCUIT 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,450

Property type

House

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

16 AJAX WAY BONNIE BROOK VIC 3335	\$677,500	27-Feb-25
8 ASHFORDBY STREET BONNIE BROOK VIC 3335	\$660,000	16-Nov-25
14 ASHFORDBY STREET BONNIE BROOK VIC 3335	\$655,000	28-Oct-24

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.~~

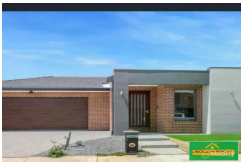
This Statement of Information was prepared on: 30 March 2026



16 AJAX WAY BONNIE BROOK VIC 3335 Sold Price **\$677,500** Sold Date **27-Feb-25**
 Distance **0.45km**
 4 beds 2 bathrooms 2 cars



8 ASHFORDBY STREET BONNIE BROOK VIC 3335 Sold Price **\$660,000** Sold Date **16-Nov-25**
 Distance **0.62km**
 4 beds 2 bathrooms 2 cars



14 ASHFORDBY STREET BONNIE BROOK VIC 3335 Sold Price **\$655,000** Sold Date **28-Oct-24**
 Distance **0.65km**
 4 beds 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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