

## 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

28 BONNIEBROOK ROAD AINTREE VIC 3336

### 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

or range  
between

\$535,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Aintree

Period-from

01 Jun 2025

to

31 May 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

54 SURROUND CIRCUIT BONNIE BROOK VIC 3335	\$540,000	27-Apr-26
11 SUNFLOWER WALK BONNIE BROOK VIC 3335	\$565,000	25-Feb-25
26 COBBLEFIELD STREET AINTREE VIC 3336	\$542,000	16-Sep-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: 05 June 2026



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**54 SURROUND CIRCUIT BONNIE  
 BROOK VIC 3335**

3 2 2

Sold Price

<sup>RS</sup> **\$540,000**

Sold Date **27-Apr-26**

Distance **0.53km**



**11 SUNFLOWER WALK BONNIE  
 BROOK VIC 3335**

3 2 2

Sold Price

**\$565,000**

Sold Date **25-Feb-25**

Distance **0.57km**



**26 COBBLEFIELD STREET AINTREE  
 VIC 3336**

3 2 1

Sold Price

**\$542,000**

Sold Date **16-Sep-25**

Distance **0.75km**



**26 POWER STREET AINTREE VIC  
 3336**

3 2 1

Sold Price

**\$580,000**

Sold Date **17-Jul-25**

Distance **0.78km**

RS = Recent sale      UN = Undisclosed Sale

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