

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

7 MORGAN DRIVE 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

\$489,000

&

\$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$379,000

Property type

Land

Suburb

Bonnie Brook

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

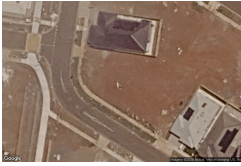
20 CAVIAR CIRCUIT AINTREE VIC 3336	\$497,000	11-Mar-26

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 June 2026

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**20 CAVIAR CIRCUIT AINTREE VIC
3336**

Sold Price

\$497,000

Sold Date

11-Mar-26



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Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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