

## 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 MADA ROAD BONNIE BROOK VIC 3335

### 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

\$360,000

&

\$400,000

### 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

55 LOUVRE ROAD BONNIE BROOK VIC 3335	\$395,000	18-Feb-26
41 ANGHOR DRIVE FRASER RISE VIC 3336	\$385,000	16-Mar-26
10 RIBBONWOOD ROAD BONNIE BROOK VIC 3335	\$378,000	28-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: 12 June 2026

# AREA SPECIALIST

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**55 LOUVRE ROAD BONNIE BROOK VIC 3335** Sold Price **\$395,000** Sold Date **18-Feb-26**

4 2 -

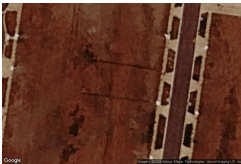
Distance **0.27km**



**41 ANGHOR DRIVE FRASER RISE VIC 3336** Sold Price **\$385,000** Sold Date **16-Mar-26**

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Distance **0.34km**



**10 RIBBONWOOD ROAD BONNIE BROOK VIC 3335** Sold Price **\$378,000** Sold Date **28-Sep-25**

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Distance **0.73km**

RS = Recent sale      UN = Undisclosed Sale

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