

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

6 Ava Place, Bonshaw Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000

&

\$440,000

Median sale price

Median price \$605,000

Property Type House

Suburb Bonshaw

Period - From 05/08/2025

to

04/08/2026

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	4 Ava PI BONSHAW 3352	\$421,000	13/03/2026
2	8 Wilsons La SEBASTOPOL 3356	\$430,000	31/03/2026
3	10 Cluden Gdns SEBASTOPOL 3356	\$437,500	28/05/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

05/08/2026 11:45



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties

4 Ava Pl BONSHAW 3352 (REI)

Agent Comments



Price: \$421,000

Method:

Date: 13/03/2026

Property Type: House

8 Wilsons La SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$430,000

Method:

Date: 31/03/2026

Property Type: House



10 Cluden Gdns SEBASTOPOL 3356 (VG)

Agent Comments



Price: \$437,500

Method: Sale

Date: 28/05/2026

Property Type: House (Res)

Land Size: 238 sqm approx