

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

9 EXMOOR STREET 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

\$349,000

&

\$369,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Commercial

Suburb

Bonnie Brook

Period-from

01 Jul 2025

to

30 Jun 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

29 KNOTTY ROAD BONNIE BROOK VIC 3335

\$341,000

25-Jul-25

7 CALVIN ROAD BONNIE BROOK VIC 3335

\$355,000

17-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: 14 July 2026



29 KNOTTY ROAD BONNIE BROOK VIC 3335 Sold Price **\$341,000** Sold Date **25-Jul-25**

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Distance **0.2km**



7 CALVIN ROAD BONNIE BROOK VIC 3335 Sold Price **\$355,000** Sold Date **17-Sep-25**

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Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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