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 and postcode	28 Dante Cres, Bonshaw, Vic 3352

Indicative selling price

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

range between $600,000 & $650,000

Median sale price

Median price	$590,000	Property type	*House*	Suburb	Bonshaw

Period - From 01/08/2025 to 31/10/2025 Source PropTrack

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 eighteen 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
75 Ascot Gardens Drive, Delacombe, VIC 3356	$602,050	26/09/2024
5 Continuance Way, Delacombe, VIC 3356	$750,000	19/09/2024
14 Edmund Drive, Delacombe, VIC 3356	$660,000	02/08/2025

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 eighteen months.~~

This Statement of Information was prepared on: 17/11/2025