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	1 Britten Court, Bundoora Vic 3083
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$894,500	Pro	perty Type	House		Suburb	Bundoora
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	33 Hermitage Cr BUNDOORA 3083	\$680,000	30/05/2025
2	58 Mill Park Dr MILL PARK 3082	\$710,000	14/03/2025
3	9 Britten Ct BUNDOORA 3083	\$730,000	01/03/2025

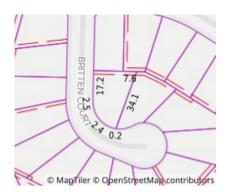
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/08/2025 15:10









Property Type: House **Land Size:** 561 sqm approx Agent Comments

Indicative Selling Price \$690,000 - \$750,000 Median House Price June quarter 2025: \$894,500

Comparable Properties



33 Hermitage Cr BUNDOORA 3083 (VG)

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Price: \$680,000 Method: Sale Date: 30/05/2025

Property Type: House (Res) **Land Size:** 562 sqm approx

Agent Comments



58 Mill Park Dr MILL PARK 3082 (REI/VG)

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Agent Comments

Price: \$710,000 Method: Private Sale Date: 14/03/2025 Property Type: House Land Size: 568 sqm approx



9 Britten Ct BUNDOORA 3083 (REI/VG)

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Price: \$730,000 **Method:** Auction Sale **Date:** 01/03/2025

Property Type: House (Res) **Land Size:** 573 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243





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