

# 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

1 Britten Court, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000

&

\$750,000

### Median sale price

Median price \$894,500

Property 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.

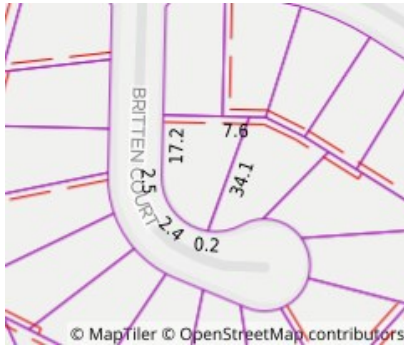
	Address of comparable property	Price	Date of sale
1	33 Hermitage Cr BUNDOORA 3083	\$680,000	30/05/2025
2	58 Mill Park Dr MILL PARK 3082	\$710,000	14/03/2025
3	9 Britten Ct BUNDOORA 3083	\$730,000	01/03/2025

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties 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



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**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)**

**Agent Comments**

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**Price:** \$680,000  
**Method:** Sale  
**Date:** 30/05/2025  
**Property Type:** House (Res)  
**Land Size:** 562 sqm approx



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

**Agent Comments**

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**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)**

**Agent Comments**

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**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 01/03/2025  
**Property Type:** House (Res)  
**Land Size:** 573 sqm approx

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