

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

11 Betula Avenue, Bundoora Vic 3083

Indicative selling price

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

Range between

\$720,000

&

\$780,000

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	15 Oxford Dr BUNDOORA 3083	\$705,000	25/08/2025
2	27 Boston Rd BUNDOORA 3083	\$780,000	22/03/2025
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:

01/09/2025 19:22



4
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 2

Rooms: 6**Property Type:** House (Res)**Land Size:** 540 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$780,000

Median House Price

June quarter 2025: \$894,500

Comparable Properties

**15 Oxford Dr BUNDOORA 3083 (REI)**

Agent Comments

3
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 3

Price: \$705,000**Method:** Private Sale**Date:** 25/08/2025**Property Type:** House**Land Size:** 552 sqm approx**27 Boston Rd BUNDOORA 3083 (REI/VG)**

Agent Comments

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 3

Price: \$780,000**Method:** Auction Sale**Date:** 22/03/2025**Property Type:** House (Res)**Land Size:** 537 sqm approx**9 Britten Ct BUNDOORA 3083 (REI/VG)**

Agent Comments

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 2

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

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