#### 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	11 Kathleen Court, Bundoora Vic 3083
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$900,000	&	\$990,000
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#### Median sale price

Median price	\$911,500	Pro	perty Type	House		Suburb	Bundoora
Period - From	01/07/2025	to	30/09/2025		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 1174 Plenty Rd BUNDOORA 3083 \$900,000	27/10/2025

2	3 Kevin St BUNDOORA 3083	\$860,000	04/08/2025
3	15 Medora Av BUNDOORA 3083	\$852,000	21/06/2025

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:	24/11/2025 15:02





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> **Indicative Selling Price** \$900.000 - \$990.000 **Median House Price**

September quarter 2025: \$911,500



Property Type: House (Res) Land Size: 767 sqm approx

**Agent Comments** 

## Comparable Properties



1174 Plenty Rd BUNDOORA 3083 (REI)

2

Price: \$900,000 Method: Private Sale Date: 27/10/2025 Property Type: House









Agent Comments

Agent Comments

Agent Comments

Price: \$860,000

Method: Sold Before Auction

Date: 04/08/2025

Property Type: House (Res) Land Size: 534 sqm approx

15 Medora Av BUNDOORA 3083 (VG)





Price: \$852,000 Method: Sale Date: 21/06/2025

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

Account - VICPROP | P: 03 8888 1011





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