

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 Kathleen Court, Bundoora Vic 3083

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$911,500

Property 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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Property Type: House (Res)

Land Size: 767 sqm approx

Agent Comments

Comparable Properties



1174 Plenty Rd BUNDOORA 3083 (REI)

Agent Comments

4 2 -

Price: \$900,000

Method: Private Sale

Date: 27/10/2025

Property Type: House



3 Kevin St BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 4

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)

Agent Comments

4 - -

Price: \$852,000

Method: Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 540 sqm approx