

## 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

12 JULIAN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$866,500

Property type

House

Suburb

Bundoora

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 199 GREENWOOD DRIVE BUNDOORA VIC 3083 | \$911,000 | 06-Sep-25 |
| 3 OXFORD DRIVE BUNDOORA VIC 3083      | \$895,000 | 20-Sep-25 |
| 4 LAWRENCE COURT BUNDOORA VIC 3083    | \$900,000 | 14-Jun-25 |

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 6 months.~~

This Statement of Information was prepared on: 22 October 2025



**199 GREENWOOD DRIVE  
BUNDOORA VIC 3083**

 4  1  3

Sold Price

<sup>RS</sup> **\$911,000** Sold Date **06-Sep-25**

Distance **0.1km**



**3 OXFORD DRIVE BUNDOORA VIC  
3083**

 4  2  1

Sold Price

<sup>RS</sup> **\$895,000** Sold Date **20-Sep-25**

Distance **0.79km**



**4 LAWRENCE COURT BUNDOORA  
VIC 3083**

 4  2  2

Sold Price

**\$900,000** Sold Date **14-Jun-25**

Distance **1.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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