

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

15 Warrawee Drive, Bundoora Vic 3083

Indicative selling price

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

Range between

\$820,000

&

\$900,000

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	3 Kevin St BUNDOORA 3083	\$860,000	04/08/2025
2	4 Lawrence Ct BUNDOORA 3083	\$900,000	14/06/2025
3	69 Wallara Cr BUNDOORA 3083	\$785,000	14/06/2025

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:

16/09/2025 16:34

Maggie Sun

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Indicative Selling Price

\$820,000 - \$900,000

Median House Price

June quarter 2025: \$894,500



4 2 2

Property Type: House

Land Size: 614 sqm approx

Agent Comments

Comparable Properties



3 Kevin St BUNDOORA 3083 (REI/VG)

4 2 4

Price: \$860,000

Method: Sold Before Auction

Date: 04/08/2025

Property Type: House (Res)

Land Size: 534 sqm approx

Agent Comments



4 Lawrence Ct BUNDOORA 3083 (REI/VG)

4 2 6

Price: \$900,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 534 sqm approx

Agent Comments



69 Wallara Cr BUNDOORA 3083 (REI/VG)

4 1 2

Price: \$785,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 580 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011