

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

18/50 BOADLE ROAD BUNDOORA VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$508,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Nov 2024

to

31 Oct 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

103/1320 PLENTY ROAD BUNDOORA VIC 3083	\$402,500	28-Oct-25
307/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	\$402,500	03-Nov-25

OR

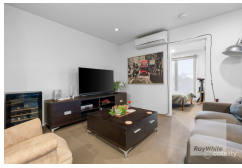
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 18 November 2025

Thomas Price

M 0475571681

E tprice@barryplant.com.au



**103/1320 PLENTY ROAD
BUNDOORA VIC 3083**

 2  1  1

Sold Price

^{RS}

\$402,500

Sold Date

28-Oct-25

Distance

0.57km



**307/3 SNAKE GULLY DRIVE
BUNDOORA VIC 3083**

 2  1  -

Sold Price

Sold Date

03-Nov-25

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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