

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

20 Stellar Place, Bundoora Vic 3083

Indicative selling price

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

Single price

\$800,000

Median sale price

Median price

\$680,000

Property Type

Townhouse

Suburb

Bundoora

Period - From

25/08/2024

to

24/08/2025

Source

Property Data

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	3/6 Di Palma PI BUNDOORA 3083	\$850,000	23/08/2025
2	38 Nova Cirt BUNDOORA 3083	\$800,000	04/07/2025
3	22 Stellar PI BUNDOORA 3083	\$778,000	31/05/2025

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:

25/08/2025 16:14

Maggie Sun
0425 790 930
0425 790 930
Maggie.Sun@vicprop.com.au



4 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$800,000
Median Townhouse Price
25/08/2024 - 24/08/2025: \$680,000

Comparable Properties



3/6 Di Palma PI BUNDOORA 3083 (REI)

Agent Comments

4 3 2

Price: \$850,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)
Land Size: 316 sqm approx



38 Nova Cirt BUNDOORA 3083 (REI)

Agent Comments

4 2 2

Price: \$800,000
Method: Private Sale
Date: 04/07/2025
Property Type: Townhouse (Single)



22 Stellar PI BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 -

Price: \$778,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 154 sqm approx