

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

25/2 AMBROSE TREACY DRIVE 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Aug 2025

to

31 Jul 2026

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

21/2 AMBROSE TREACY DRIVE BUNDOORA VIC 3083	\$740,000	28-Mar-26
2 SURREY COURT BUNDOORA VIC 3083	\$735,000	21-Apr-26
33 LINACRE DRIVE BUNDOORA VIC 3083	\$780,000	20-Mar-26

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: 19 August 2026

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**21/2 AMBROSE TREACY DRIVE
BUNDOORA VIC 3083**

Sold Price **\$740,000** Sold Date **28-Mar-26**

 4  3  1

Distance **0.04km**



**2 SURREY COURT BUNDOORA VIC
3083**

Sold Price **\$735,000** Sold Date **21-Apr-26**

 4  3  2

Distance **0.73km**



**33 LINACRE DRIVE BUNDOORA
VIC 3083**

Sold Price **\$780,000** Sold Date **20-Mar-26**

 4  2  2

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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