

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

278 Greenhills Road, Bundoora Vic 3083

Indicative selling price

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

Range between

\$750,000

&

\$825,000

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	1 Britten Ct BUNDOORA 3083	\$705,000	16/09/2025
2	5 Mersey St BUNDOORA 3083	\$812,000	16/08/2025
3	85 Cabernet Cr BUNDOORA 3083	\$795,500	02/08/2025

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:

18/09/2025 20:00

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



3 2 2

Property Type: House
Land Size: 545 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
June quarter 2025: \$894,500

Comparable Properties



1 Britten Ct BUNDOORA 3083 (REI)

Agent Comments

3 1 1

Price: \$705,000
Method: Private Sale
Date: 16/09/2025
Property Type: House
Land Size: 561 sqm approx



5 Mersey St BUNDOORA 3083 (REI)

Agent Comments

3 1 2

Price: \$812,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 542 sqm approx



85 Cabernet Cr BUNDOORA 3083 (REI)

Agent Comments

3 2 2

Price: \$795,500
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 575 sqm approx