

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

3/5 NOVA CIRCUIT 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jul 2024

to

30 Jun 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

5/30 SCOTT GROVE KINGSBURY VIC 3083	\$665,000	30-Jan-25
55 NOVA CIRCUIT BUNDOORA VIC 3083	\$650,000	07-Jan-25
51 NOVA CIRCUIT BUNDOORA VIC 3083	\$645,000	12-May-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: 24 July 2025



**5/30 SCOTT GROVE KINGSBURY
VIC 3083**

 2  2  1

Sold Price

\$665,000

Sold Date

30-Jan-25

Distance

1.34km



**55 NOVA CIRCUIT BUNDOORA VIC
3083**

 2  2  -

Sold Price

\$650,000

Sold Date

07-Jan-25

Distance

0.05km



**51 NOVA CIRCUIT BUNDOORA VIC
3083**

 2  2  1

Sold Price

\$645,000

Sold Date

12-May-25

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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