

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

3/52 NICKSON STREET 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$508,500

Property type

Unit

Suburb

Bundoora

Period-from

01 Dec 2024

to

30 Nov 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

7/48 NICKSON STREET BUNDOORA VIC 3083	\$581,000	07-Nov-25
8/127 ARTHUR STREET BUNDOORA VIC 3083	\$582,000	06-Jun-25
12/1416-1422 PLENTY ROAD BUNDOORA VIC 3083	\$580,000	01-Dec-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: 03 December 2025

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**7/48 NICKSON STREET
BUNDOORA VIC 3083**

 2  1  1

Sold Price

^{RS} **\$581,000** Sold Date **07-Nov-25**

Distance **0.03km**



**8/127 ARTHUR STREET
BUNDOORA VIC 3083**

 2  1  1

Sold Price

\$582,000 Sold Date **06-Jun-25**

Distance **0.68km**



**12/1416-1422 PLENTY ROAD
BUNDOORA VIC 3083**

 2  2  1

Sold Price

^{RS} **\$580,000** Sold Date **01-Dec-25**

Distance **0.9km**

RS = Recent sale **UN** = Undisclosed Sale

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