

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 Dendaryl Drive, Bundoora VIC 3083

Indicative selling price

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

Range between

\$760,000

&

\$790,000

Median sale price

Median price

\$905,000

Property Type

House

Suburb

Bundoora

Period - From

09/02/2026

to

09/08/2026

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
492 Grimshaw Street Bundoora VIC	\$775,000	06/06/2026
522 Grimshaw Street Bundoora VIC	\$780,000	04/08/2026
18 Meakin Street Watsonia North VIC	\$768,000	25/07/2026

This Statement of Information was prepared on:

10/08/2026