

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
30b Main Drive, Bundoora Vic 3083

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$699,500 Property Type Townhouse Suburb Bundoora
Period - From 16/01/2025 to 15/01/2026 Source Property Data

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	143 Main Dr MACLEOD 3085	\$863,000	27/11/2025
2	20 Stellar PI BUNDOORA 3083	\$800,000	09/09/2025
3	40 Nova Cirt BUNDOORA 3083	\$920,000	09/08/2025

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:

16/01/2026 12:27



3 2 2

Property Type: Townhouse (Single)

Land Size: 141 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

16/01/2025 - 15/01/2026: \$699,500

Comparable Properties



143 Main Dr MACLEOD 3085 (REI)

3 2 2

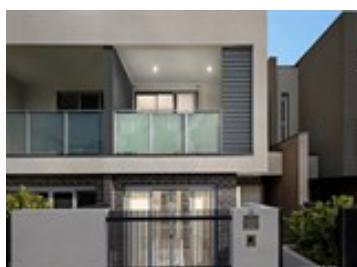
Price: \$863,000

Method: Auction Sale

Date: 27/11/2025

Property Type: Townhouse (Res)

Agent Comments



20 Stellar Pl BUNDOORA 3083 (REI/VG)

4 2 2

Price: \$800,000

Method: Private Sale

Date: 09/09/2025

Property Type: Townhouse (Res)

Agent Comments



40 Nova Circuit BUNDOORA 3083 (REI/VG)

4 3 1

Price: \$920,000

Method: Auction Sale

Date: 09/08/2025

Property Type: Townhouse (Res)

Land Size: 184 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011