

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

33 Bramble Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	7 Gleditsia Way BUNDOORA 3083	\$1,193,000	19/07/2025
2	29 Silky Oak Dr BUNDOORA 3083	\$1,200,000	28/06/2025
3	1 Caitlyn Ct BUNDOORA 3083	\$1,410,000	10/05/2025

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:

28/08/2025 14:28



4 2 2

Property Type: House
Land Size: 637 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
June quarter 2025: \$894,500

Comparable Properties



7 Gleditsia Way BUNDOORA 3083 (REI)

Agent Comments

4 2 4

Price: \$1,193,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 507 sqm approx



29 Silky Oak Dr BUNDOORA 3083 (REI)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 567 sqm approx



1 Caitlyn Ct BUNDOORA 3083 (REI)

Agent Comments

4 2 4

Price: \$1,410,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 597 sqm approx