

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

34 Worcester Crescent, Bundoora Vic 3083

Indicative selling price

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

Single price \$1,680,000

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 five kilometres of the property for sale in the last 18 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	3 Tevlin Ct WATSONIA NORTH 3087	\$1,560,000	24/08/2025
2	35 Queens Gdns BUNDOORA 3083	\$1,540,000	06/04/2025
3	73 Linacre Dr BUNDOORA 3083	\$1,405,000	29/03/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15/09/2025 14:09

Maggie Sun

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Indicative Selling Price

\$1,680,000

Median House Price

June quarter 2025: \$894,500



5 3 2

Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



3 Tevlin Ct WATSONIA NORTH 3087 (REI)

Agent Comments

5 2 2

Price: \$1,560,000

Method: Private Sale

Date: 24/08/2025

Property Type: House

Land Size: 816 sqm approx



35 Queens Gdns BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 2

Price: \$1,540,000

Method: Private Sale

Date: 06/04/2025

Property Type: House

Land Size: 752 sqm approx



73 Linacre Dr BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 2

Price: \$1,405,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 637 sqm approx

Account - VICPROP | P: 03 8888 1011