

## 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

4/442 GRIMSHAW STREET BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

6/8 BALAKA PLACE BUNDOORA VIC 3083	\$700,000	03-Feb-25
6/1416-1422 PLENTY ROAD BUNDOORA VIC 3083	\$663,500	28-Jun-25
5/24 MCLEANS ROAD BUNDOORA VIC 3083	\$681,000	26-Apr-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: 14 July 2025



**6/8 BALAKA PLACE BUNDOORA  
VIC 3083**

3 1 1

Sold Price

**\$700,000**

Sold Date

**03-Feb-25**

Distance

**0.39km**



**6/1416-1422 PLENTY ROAD  
BUNDOORA VIC 3083**

3 2 1

Sold Price

<sup>RS</sup> **\$663,500**

Sold Date

**28-Jun-25**

Distance

**1.12km**



**5/24 MCLEANS ROAD BUNDOORA  
VIC 3083**

3 1 1

Sold Price

**\$681,000**

Sold Date

**26-Apr-25**

Distance

**1.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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