

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 BALMORAL AVENUE BUNDOORA VIC 3083

Indicative selling price

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

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,125

Property type

House

Suburb

Bundoora

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

29 DONACH CRESCENT BUNDOORA VIC 3083	\$1,165,000	12-Jul-25
2 BANDALONG COURT BUNDOORA VIC 3083	\$1,055,000	15-Mar-25
38 TRAFALGAR CRESCENT BUNDOORA VIC 3083	\$1,105,000	05-Jul-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.~~

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**29 DONACH CRESCENT
BUNDOORA VIC 3083**

 5  2  1

Sold Price ^{RS} **\$1,165,000** Sold Date **12-Jul-25**

Distance **1.42km**



**2 BANDALONG COURT
BUNDOORA VIC 3083**

 4  2  2

Sold Price **\$1,055,000** Sold Date **15-Mar-25**

Distance **1.09km**



**38 TRAFALGAR CRESCENT
BUNDOORA VIC 3083**

 4  2  2

Sold Price ^{RS} **\$1,105,000** Sold Date **05-Jul-25**

Distance **1.33km**

RS = Recent sale **UN** = Undisclosed Sale

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