

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

412A/1095 PLENTY ROAD 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Oct 2024

to

30 Sep 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

303B/1093 PLENTY ROAD BUNDOORA VIC 3083	\$330,000	09-Jun-25
606B/1093 PLENTY ROAD BUNDOORA VIC 3083	\$340,000	29-Sep-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 October 2025

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**303B/1093 PLENTY ROAD
BUNDOORA VIC 3083**

 1  1  1

Sold Price

\$330,000

Sold Date

09-Jun-25

Distance

0km



**606B/1093 PLENTY ROAD
BUNDOORA VIC 3083**

 1  1  1

Sold Price

^{RS} **\$340,000**

Sold Date

29-Sep-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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