

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

5 DONACH CRESCENT 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,250

Property type

House

Suburb

Bundoora

Period-from

01 Sep 2024

to

31 Aug 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

6 DALLAS CRESCENT WATSONIA NORTH VIC 3087	\$862,000	17-May-25
93 GREENWOOD DRIVE BUNDOORA VIC 3083	\$825,000	19-Jul-25
6 MURRAGONG AVENUE BUNDOORA VIC 3083	\$845,000	10-May-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: 24 September 2025

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**6 DALLAS CRESCENT WATSONIA
NORTH VIC 3087**

 3  1  1

Sold Price

\$862,000

Sold Date

17-May-25

Distance

0.52km



**93 GREENWOOD DRIVE
BUNDOORA VIC 3083**

 3  1  1

Sold Price

^{RS} **\$825,000**

Sold Date

19-Jul-25

Distance

1.69km



**6 MURRAGONG AVENUE
BUNDOORA VIC 3083**

 3  1  1

Sold Price

\$845,000

Sold Date

10-May-25

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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