

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 SURREY COURT 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

\$680,000

&

\$700,000

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

33 HERMITAGE CRESCENT BUNDOORA VIC 3083	\$680,000	30-May-25
6/1416-1422 PLENTY ROAD BUNDOORA VIC 3083	\$663,500	28-Jun-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: 09 October 2025



33 HERMITAGE CRESCENT BUNDOORA VIC 3083

3 2 2

Sold Price **\$680,000** Sold Date **30-May-25**

Distance **1.29km**



6/1416-1422 PLENTY ROAD BUNDOORA VIC 3083

3 2 1

Sold Price **\$663,500** Sold Date **28-Jun-25**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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