

## 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

6 GLENN CRESCENT BUNDOORA VIC 3083

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$866,500

Property type

House

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 12 MADISON COURT BUNDOORA VIC 3083 | \$725,000 | 24-May-25 |
| 16 MADISON COURT BUNDOORA VIC 3083 | \$673,000 | 16-Aug-25 |
| 15 OXFORD DRIVE BUNDOORA VIC 3083  | \$705,000 | 22-Aug-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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**12 MADISON COURT BUNDOORA  
VIC 3083**

 3  1  2

Sold Price

**\$725,000**

Sold Date **24-May-25**

Distance **0.49km**



**16 MADISON COURT BUNDOORA  
VIC 3083**

 3  1  2

Sold Price

**\$673,000**

Sold Date **16-Aug-25**

Distance **0.52km**



**15 OXFORD DRIVE BUNDOORA VIC  
3083**

 3  1  2

Sold Price

**\$705,000**

Sold Date **22-Aug-25**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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