

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

609A/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

307A/1095 PLENTY ROAD BUNDOORA VIC 3083	\$350,000	22-Sep-25
606B/1093 PLENTY ROAD BUNDOORA VIC 3083	\$340,000	29-Sep-25
210A/1095 PLENTY ROAD BUNDOORA VIC 3083	\$340,000	15-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.~~

This Statement of Information was prepared on: 30 October 2025



**307A/1095 PLENTY ROAD
BUNDOORA VIC 3083**

 1  1  1

Sold Price ^{RS} **\$350,000** ^{UN} Sold Date **22-Sep-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**



**210A/1095 PLENTY ROAD
BUNDOORA VIC 3083**

 1  1  1

Sold Price ^{RS} **\$340,000** ^{UN} Sold Date **15-Aug-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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