

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

78 SETTLEMENT 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

\$740,000

&

\$790,000

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

85 CABERNET CRESCENT BUNDOORA VIC 3083	\$795,500	02-Aug-25
7 LACHLAN STREET BUNDOORA VIC 3083	\$763,000	07-Aug-25
117 ARTHUR STREET BUNDOORA VIC 3083	\$770,000	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.~~

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**85 CABERNET CRESCENT
BUNDOORA VIC 3083**

 3  2  2

Sold Price **\$795,500** Sold Date **02-Aug-25**

Distance **1.08km**



**7 LACHLAN STREET BUNDOORA
VIC 3083**

 3  1  2

Sold Price **\$763,000** Sold Date **07-Aug-25**

Distance **0.18km**



**117 ARTHUR STREET BUNDOORA
VIC 3083**

 3  1  1

Sold Price **\$770,000** Sold Date **15-Aug-25**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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