

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

9/5 Nova Circuit, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000 & \$740,000

Median sale price

Median price \$699,000 Property Type Townhouse Suburb Bundoora

Period - From 14/11/2024 to 13/11/2025 Source Property Data

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 six 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
1	8/1a Main Dr BUNDOORA 3083	\$670,000	25/09/2025
2	37 Nova Cirt BUNDOORA 3083	\$690,000	24/09/2025
3	21 Voltage Wlk BUNDOORA 3083	\$679,000	07/08/2025

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 six months.~~

This Statement of Information was prepared on:

14/11/2025 14:11

Kevin Lei
9499 7992
0414 535 492
kevinlei@jelliscraig.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median Townhouse Price
14/11/2024 - 13/11/2025: \$699,000

Comparable Properties



8/1a Main Dr BUNDOORA 3083 (REI)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 25/09/2025
Property Type: Townhouse (Res)



37 Nova Cirt BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 24/09/2025
Property Type: Townhouse (Single)

21 Voltage Wlk BUNDOORA 3083 (VG)

Agent Comments



Price: \$679,000
Method: Sale
Date: 07/08/2025
Property Type: House - Attached House N.E.C.
Land Size: 76 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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