

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 JULIE STREET 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,125

Property type

House

Suburb

Bundoora

Period-from

01 Sep 2024

to

31 Aug 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

1/4 BROWNHILL STREET BUNDOORA VIC 3083	\$790,000	07-Apr-25
16 ARNOLD COURT BUNDOORA VIC 3083	\$867,500	31-May-25
17 HUGHES CIRCUIT BUNDOORA VIC 3083	\$770,000	26-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: 01 September 2025

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**1/4 BROWNHILL STREET
BUNDOORA VIC 3083**

 3  2  1

Sold Price **\$790,000** Sold Date **07-Apr-25**

Distance **0.36km**



**16 ARNOLD COURT BUNDOORA
VIC 3083**

 3  2  1

Sold Price **\$867,500** Sold Date **31-May-25**

Distance **0.72km**



**17 HUGHES CIRCUIT BUNDOORA
VIC 3083**

 3  2  2

Sold Price **\$770,000** Sold Date **26-Jun-25**

Distance **1.63km**

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

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