

# 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

G01/21-23 Plenty Road, Bundoora VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$350,000

&

\$370,000

### Median sale price

Median price

\$476,250

Property Type

Unit

Suburb

Bundoora

Period - From

05/06/2025

to

04/12/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/70 Janefield Drive Bundoora VIC	\$356,000	07/10/2025
709/1095 Plenty Road Bundoora VIC	\$358,000	03/11/2025
7/35 Princeton Terrace Bundoora VIC	\$370,000	05/08/2025

This Statement of Information was prepared on:

05/12/2025