

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

2/21 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

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

4/48 BOADLE ROAD BUNDOORA VIC 3083	\$348,000	21-Mar-25
303B/1093 PLENTY ROAD BUNDOORA VIC 3083	\$330,000	09-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: 04 September 2025

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**4/48 BOADLE ROAD BUNDOORA
VIC 3083** 1  1  1

Sold Price

\$348,000

Sold Date

21-Mar-25

Distance

0.61km**303B/1093 PLENTY ROAD
BUNDOORA VIC 3083** 1  1  1

Sold Price

\$330,000

Sold Date

09-Jun-25

Distance

1.47km**RS** = Recent sale**UN** = Undisclosed Sale

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