

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

13/5 NOVA CIRCUIT 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Bundoora

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

9 GRESSWELL ROAD MACLEOD VIC 3085	\$1,025,000	04-Mar-25
1/2 HUON COURT BUNDOORA VIC 3083	\$1,100,000	01-Feb-24
1/8 BARLOW RISE BUNDOORA VIC 3083	\$1,000,000	26-Mar-22

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: 12 June 2025



**9 GRESSWELL ROAD MACLEOD
VIC 3085**

 3  2  2

Sold Price

\$1,025,000

Sold Date

04-Mar-25

Distance

1.49km



**1/2 HUON COURT BUNDOORA VIC
3083**

 4  3  3

Sold Price

\$1,100,000

Sold Date

01-Feb-24

Distance

1.65km



**1/8 BARLOW RISE BUNDOORA VIC
3083**

 3  2  3

Sold Price

\$1,000,000

Sold Date

26-Mar-22

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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