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	12 Champion Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $911,500 Property Type House Suburb Bundoora

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	16 Sandhurst Cr BUNDOORA 3083	$870,000	30/08/2025
2	10 Lea Cr BUNDOORA 3083	$890,000	28/06/2025
3	2 Havelock Av BUNDOORA 3083	$830,000	10/05/2025

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: 07/11/2025 11:01

12 Champion Crescent, Bundoora Vic 3083

Daniel Cobern
03 9432 1444
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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median House Price
September quarter 2025: $911,500

Comparable Properties



16 Sandhurst Cr BUNDOORA 3083 (REI/VG)

3 2 1

Price: $870,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 545 sqm approx

Agent Comments



10 Lea Cr BUNDOORA 3083 (REI/VG)

3 1 2

Price: $890,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 537 sqm approx

Agent Comments



2 Havelock Av BUNDOORA 3083 (REI/VG)

3 1 1

Price: $830,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 565 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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