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	11 LEAHY DRIVE 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	$1,600,000	&	$1,660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	House	Suburb	Bundoora
Period-from	01 Mar 2025	to	28 Feb 2026	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
23 PALMERSTON AVENUE BUNDOORA VIC 3083	1800000	09-Nov-25
34 WORCESTER CRESCENT BUNDOORA VIC 3083	1638000	24-Sep-25
14 MALONEY RISE BUNDOORA VIC 3083	1561000	13-Jan-26

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.~~

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Michael Egan
P 9467 5444
M 04094164546
E michaelegan@barryplant.com.au

23 PALMERSTON AVENUE BUNDOORA VIC 3083
4 2 2
Sold Price **1800000** Sold Date **09-Nov-25**
Distance **0.1km**



34 WORCESTER CRESCENT BUNDOORA VIC 3083
4 3 2
Sold Price **1638000** Sold Date **24-Sep-25**
Distance **0.75km**



14 MALONEY RISE BUNDOORA VIC 3083
4 2 2
Sold Price **1561000** Sold Date **13-Jan-26**
Distance **0.97km**

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

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