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	696a/1095 Plenty Road, Bundoora Vic 3083

Indicative selling price

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

Single price $460,000

Median sale price

Median price $565,000 Property Type Unit Suburb Bundoora

Period - From 01/01/2026 to 31/03/2026 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	702A/1095 Plenty Rd BUNDOORA 3083	$427,000	07/05/2026
2	112/3 Snake Gully Dr BUNDOORA 3083	$450,000	12/03/2026
3	301/21 Plenty Rd BUNDOORA 3083	$455,000	20/01/2026

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: 11/05/2026 12:36

696a/1095 Plenty Road, Bundoora Vic 3083

JellisCraig

Ben Flannagan
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Property Type:
Agent Comments

Indicative Selling Price
$460,000
Median Unit Price
March quarter 2026: $565,000

Comparable Properties



702A/1095 Plenty Rd BUNDOORA 3083 (REI)

2 2 1

Agent Comments

Price: $427,000
Method: Private Sale
Date: 07/05/2026
Property Type: Apartment



112/3 Snake Gully Dr BUNDOORA 3083 (REI/VG)

2 2 1

Agent Comments

Price: $450,000
Method: Private Sale
Date: 12/03/2026
Property Type: Apartment



301/21 Plenty Rd BUNDOORA 3083 (REI/VG)

2 2 1

Agent Comments

Price: $455,000
Method: Private Sale
Date: 20/01/2026
Property Type: Apartment

REIV THE DIFFERENCE

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