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	51 Cabernet Crescent, Bundoora Vic 3083

Indicative selling price

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

Single price $790,000

Median sale price

Median price $950,000 Property Type House Suburb Bundoora

Period - From 01/10/2025 to 31/12/2025 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	8 Rawdon Ct MILL PARK 3082	$820,000	28/02/2026
2	4a Benjamin Cl BUNDOORA 3083	$820,000	14/02/2026
3	131 Greenhills Rd BUNDOORA 3083	$775,000	08/11/2025

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: 23/03/2026 10:27

51 Cabernet Crescent, Bundoora Vic 3083

JellisCraig

Daniel Cobern
03 9432 1444
0432 501 099
danielcobern@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 562 sqm approx

Agent Comments

Indicative Selling Price
$790,000
Median House Price
December quarter 2025: $950,000

Comparable Properties



8 Rawdon Ct MILL PARK 3082 (REI)

4 1 4

Price: $820,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 691 sqm approx

Agent Comments



4a Benjamin Cl BUNDOORA 3083 (REI)

3 2 2

Price: $820,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Townhouse (Res)
Land Size: 261 sqm approx

Agent Comments



131 Greenhills Rd BUNDOORA 3083 (REI/VG)

3 1 2

Price: $775,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 535 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE | propertydata.com.au

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