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	37 Milton Parade, Bundoora Vic 3083

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $919,000 Property Type House 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	37 Cabernet Cr BUNDOORA 3083	$774,000	09/04/2026
2	34 Settlement Rd BUNDOORA 3083	$720,000	26/02/2026
3	21 Noorong Av BUNDOORA 3083	$773,100	23/02/2026

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: 13/04/2026 11:48

37 Milton Parade, Bundoora Vic 3083

Greg Taylor
9459 8111
0409 090 611
gregtaylor@jelliscraig.com.au



Property Type:
Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median House Price
March quarter 2026: $919,000

Comparable Properties



37 Cabernet Cr BUNDOORA 3083 (REI)

3 1 2

Price: $774,000
Method: Auction Sale
Date: 09/04/2026
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments



34 Settlement Rd BUNDOORA 3083 (REI)

3 1 2

Price: $720,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments



21 Noorong Av BUNDOORA 3083 (REI)

3 1 1

Price: $773,100
Method: Private Sale
Date: 23/02/2026
Property Type: House
Land Size: 581 sqm approx

Agent Comments

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