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	8 Edro Court, Bundoora Vic 3083

Indicative selling price

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

Range between $750,000 & $820,000

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	8 Windsor Cr BUNDOORA 3083	$820,000	09/05/2026
2	9 Moreton Cr BUNDOORA 3083	$815,000	11/04/2026
3	37 Cabernet Cr BUNDOORA 3083	$774,000	09/04/2026

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: 20/05/2026 16:17

8 Edro Court, Bundoora Vic 3083

Nelson Alexander



3 1 2

Property Type: House (Res)
Land Size: 597 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median House Price
March quarter 2026: $919,000

Comparable Properties



8 Windsor Cr BUNDOORA 3083 (REI)

3 1 3

Price: $820,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments



9 Moreton Cr BUNDOORA 3083 (REI)

4 2 3

Price: $815,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House
Land Size: 585 sqm approx

Agent Comments



37 Cabernet Cr BUNDOORA 3083 (REI/VG)

3 1 2

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

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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