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	207/11 Copernicus Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between $385,000 & $420,000

Median sale price

Median price $435,000 Property Type Unit Suburb Bundoora

Period - From 07/04/2025 to 06/04/2026 Source Property Data

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	105/5 Zenith Rise BUNDOORA 3083	$458,000	31/01/2026
2	201/8 Copernicus Cr BUNDOORA 3083	$385,000	09/01/2026
3	3/9 Zenith Rise BUNDOORA 3083	$433,000	17/12/2025

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: 07/04/2026 15:03

207/11 Copernicus Crescent, Bundoora Vic 3083

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2 2 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$385,000 - $420,000
Median Unit Price
07/04/2025 - 06/04/2026: $435,000

Comparable Properties



105/5 Zenith Rise BUNDOORA 3083 (REI/VG)

2 2 1

Price: $458,000
Method: Private Sale
Date: 31/01/2026
Property Type: Apartment

Agent Comments



201/8 Copernicus Cr BUNDOORA 3083 (REI)

2 2 -

Price: $385,000
Method: Private Sale
Date: 09/01/2026
Property Type: Apartment

Agent Comments



3/9 Zenith Rise BUNDOORA 3083 (REI/VG)

2 2 1

Price: $433,000
Method: Private Sale
Date: 17/12/2025
Property Type: Apartment

Agent Comments

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