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	9 GREENWICH CRESCENT BUNDOORA VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$775,000	&	$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,000	Property type	Unit	Suburb	Bundoora
Period-from	01 May 2025	to	30 Apr 2026	Source	Cotality

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 6 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
25 MANCHESTER CRESCENT BUNDOORA VIC 3083	$801,500	07-Feb-26
19 PRINCETON TERRACE BUNDOORA VIC 3083	$810,000	11-Apr-26
33 LINACRE DRIVE BUNDOORA VIC 3083	$780,000	20-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 18 May 2026

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25 MANCHESTER CRESCENT BUNDOORA VIC 3083

3 2 2

Sold Price **$801,500** Sold Date **07-Feb-26**

Distance **0.25km**



19 PRINCETON TERRACE BUNDOORA VIC 3083

3 2 2

Sold Price RS **$810,000** Sold Date **11-Apr-26**

Distance **0.59km**



33 LINACRE DRIVE BUNDOORA VIC 3083

4 2 2

Sold Price **$780,000** Sold Date **20-Mar-26**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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