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	53 Wallara Crescent, Bundoora VIC 3083

Indicative selling price

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

Single price $849,000

Median sale price

Median price $900,000 Property Type House Suburb Bundoora

Period - From 03/12/2025 to 02/06/2026 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5 Moreton Crescent Bundoora VIC	$842,500	27/02/2026
8 Windsor Crescent Bundoora VIC	$820,000	09/05/2026
14 Greenwood Drive Bundoora VIC	$856,000	21/02/2026

This Statement of Information was prepared on: 04/06/2026