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	105/10 GONELLA 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	$585,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	Unit	Suburb	Bundoora
Period-from	01 Jun 2025	to	31 May 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
101/10 GONELLA CRESCENT BUNDOORA VIC 3083	$584,000	20-Jun-26
21 NOVA CIRCUIT BUNDOORA VIC 3083	$585,000	18-Jun-26
106/72 GALILEO GATEWAY BUNDOORA VIC 3083	$601,000	10-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: 22 June 2026

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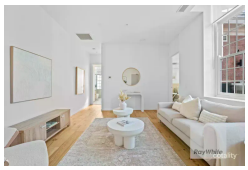

101/10 GONELLA CRESCENT BUNDOORA VIC 3083

2 2 1

Sold Price RS $584,000 Sold Date 20-Jun-26

Distance 0km



21 NOVA CIRCUIT BUNDOORA VIC 3083

2 2 1

Sold Price RS $585,000 Sold Date 18-Jun-26

Distance 0.09km



106/72 GALILEO GATEWAY BUNDOORA VIC 3083

2 2 -

Sold Price $601,000 Sold Date 10-Mar-26

Distance 0.14km

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

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