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	21 NOVA CIRCUIT 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	$580,000	&	$610,000

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.

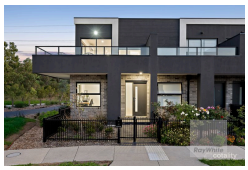
Address of comparable property	Price	Date of sale
37 PULLYBLANK PARADE BUNDOORA VIC 3083	$634,000	02-May-26
101/6 ZENITH RISE BUNDOORA VIC 3083	$565,000	13-Apr-26
106/72 GALILEO GATEWAY BUNDOORA VIC 3083	$601,000	23-Mar-26

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: 26 May 2026

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37 PULLYBLANK PARADE BUNDOORA VIC 3083

2 2 1

Sold Price RS $634,000 Sold Date 02-May-26

Distance 1.49km



101/6 ZENITH RISE BUNDOORA VIC 3083

2 2 1

Sold Price RS $565,000 Sold Date 13-Apr-26

Distance 0.13km



106/72 GALILEO GATEWAY BUNDOORA VIC 3083

2 2 -

Sold Price RS $601,000 Sold Date 23-Mar-26

Distance 0.15km

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

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