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<br>Including suburb and postcode | 4 Kahans Place, Bundoora Vic 3083 |

## Indicative selling price

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

Single price: $1,280,000

## Median sale price

Median price: $913,888 | Property Type: House | Suburb: Bundoora

Period - From: 01/04/2025 to: 31/03/2026 | Source: REIV

## 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 | 1/294 Waiora Rd MACLEOD 3085 | $1,165,000 | 28/03/2026 |
| 2 | 1204 Plenty Rd BUNDOORA 3083 | $1,150,000 | 13/02/2026 |
| 3 | | | |

**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: 20/06/2026 14:07