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	201/11 Copernicus Crescent, Bundoora Vic 3083

Indicative selling price

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

Single price $320,000

Median sale price

Median price $440,000 Property Type Unit Suburb Bundoora

Period - From 08/07/2025 to 07/07/2026 Source Property Data

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	104/36 Copernicus Cr BUNDOORA 3083	$355,000	08/05/2026
2	103/26 Copernicus Cr BUNDOORA 3083	$322,000	18/03/2026
3	203/36 Copernicus Cr BUNDOORA 3083	$311,000	15/03/2026

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.~~

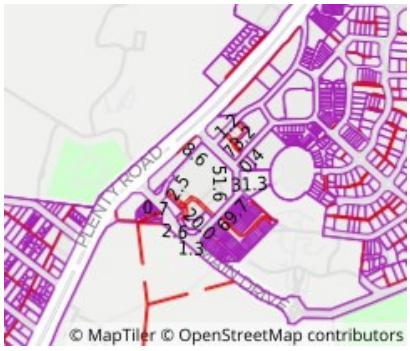
This Statement of Information was prepared on: 08/07/2026 16:44

201/11 Copernicus Crescent, Bundoora Vic 3083

JellisCraig

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Indicative Selling Price
$320,000
Median Unit Price
08/07/2025 - 07/07/2026: $440,000



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties

104/36 Copernicus Cr BUNDOORA 3083 (VG)
1 - -

Agent Comments

Price: $355,000
Method: Sale
Date: 08/05/2026
Property Type: Strata Flat - Single OYO Flat



103/26 Copernicus Cr BUNDOORA 3083 (VG)
2 - -

Agent Comments

Price: $322,000
Method: Sale
Date: 18/03/2026
Property Type: Strata Flat - Single OYO Flat

203/36 Copernicus Cr BUNDOORA 3083 (VG)
1 - -

Agent Comments

Price: $311,000
Method: Sale
Date: 15/03/2026
Property Type: Strata Flat - Single OYO Flat

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