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	15 Warramunga Road, Bundoora Vic 3083

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $873,500 Property Type House Suburb Bundoora

Period - From 29/03/2024 to 28/03/2025 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	2a Mersey St BUNDOORA 3083	$880,000	12/12/2024
2	12 Grange Blvd BUNDOORA 3083	$910,000	22/11/2024
3	175 Greenhills Rd BUNDOORA 3083	$835,000	24/10/2024

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: 29/03/2025 14:06

15 Warramunga Road, Bundoora Vic 3083



4 2 2

Property Type: House
Land Size: 588 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median House Price
29/03/2024 - 28/03/2025: $873,500

Comparable Properties



2a Mersey St BUNDOORA 3083 (REI/VG)

3 3 2

Price: $880,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 261 sqm approx

Agent Comments



12 Grange Blvd BUNDOORA 3083 (REI/VG)

3 2 2

Price: $910,000
Method: Private Sale
Date: 22/11/2024
Property Type: House
Land Size: 469 sqm approx

Agent Comments

Larger land size



175 Greenhills Rd BUNDOORA 3083 (REI/VG)

4 2 2

Price: $835,000
Method: Private Sale
Date: 24/10/2024
Property Type: House
Land Size: 326 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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