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	12 Madison Court, Bundoora Vic 3083

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $884,500 Property Type House Suburb Bundoora

Period - From 01/04/2024 to 31/03/2025 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	32 Darebin Dr THOMASTOWN 3074	$708,000	29/03/2025
2	9 Darebin Dr THOMASTOWN 3074	$638,500	15/03/2025
3	4 Arundel Av RESERVOIR 3073	$601,000	20/01/2025

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: 14/04/2025 10:03

12 Madison Court, Bundoora Vic 3083



3 1 2

Rooms: 6
Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median House Price
Year ending March 2025: $884,500

Comparable Properties



32 Darebin Dr THOMASTOWN 3074 (REI)

3 1 2

Price: $708,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 639 sqm approx

Agent Comments



9 Darebin Dr THOMASTOWN 3074 (REI)

3 1 2

Price: $638,500
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments



4 Arundel Av RESERVOIR 3073 (REI)

3 1 2

Price: $601,000
Method: Private Sale
Date: 20/01/2025
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 94321444

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