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	19 Greenwich Crescent, Bundoora Vic 3083

Indicative selling price

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

Single price $770,000

Median sale price

Median price $500,000 Property Type Unit Suburb Bundoora

Period - From 01/01/2025 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	5 Linacre Dr BUNDOORA 3083	$750,000	09/04/2025
2	16 Edinburgh Cirt BUNDOORA 3083	$715,000	05/04/2025
3	6 Greenwich Cr BUNDOORA 3083	$752,500	21/02/2025

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: 22/06/2025 11:06

19 Greenwich Crescent, Bundoora Vic 3083

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3 2 2

Property Type: Townhouse (Single)

Indicative Selling Price
$770,000
Median Unit Price
March quarter 2025: $500,000

Agent Comments

Modern townhouse in University Hill backing onto Gorge parklands. Includes open-plan living, sleek kitchen, powder room, three beds (main with ensuite), study nook, ducted heating, split system, and remote garage. Walk to shops, cafés, and parklands.

Comparable Properties



5 Linacre Dr BUNDOORA 3083 (REI/VG)

3 2 2

Price: $750,000
Method: Private Sale
Date: 09/04/2025
Property Type: House

Agent Comments



16 Edinburgh Cirt BUNDOORA 3083 (REI/VG)

3 2 1

Price: $715,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)
Land Size: 181 sqm approx

Agent Comments



6 Greenwich Cr BUNDOORA 3083 (VG)

3 - -

Price: $752,500
Method: Sale
Date: 21/02/2025
Property Type: Townhouse (Single)

Agent Comments

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