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	13 Greenhills Road, Bundoora Vic 3083

Indicative selling price

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

Range between $980,000 & $1,050,000

Median sale price

Median price $902,000 Property Type House 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	90 Arthur St BUNDOORA 3083	$1,000,000	28/06/2025
2	16 Arthur St BUNDOORA 3083	$1,000,000	06/01/2025
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: 30/06/2025 10:59

13 Greenhills Road, Bundoora Vic 3083

Daniel Cobern
03 9432 1444
0432 501 099
danielcobern@jelliscraig.com.au



Property Type:
Agent Comments

Indicative Selling Price
$980,000 - $1,050,000
Median House Price
March quarter 2025: $902,000

Comparable Properties



90 Arthur St BUNDOORA 3083 (REI)

4 2 1

Agent Comments

Price: $1,000,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 526 sqm approx



16 Arthur St BUNDOORA 3083 (REI)

3 1 2

Agent Comments

Price: $1,000,000
Method: Private Sale
Date: 06/01/2025
Property Type: House
Land Size: 948 sqm approx

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.

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