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	37 Tasman Drive, Bundoora Vic 3083

Indicative selling price

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

Single price $848,000

Median sale price

Median price $894,500 Property Type House Suburb Bundoora

Period - From 01/04/2025 to 30/06/2025 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	10 Aruma Ct BUNDOORA 3083	$881,000	12/07/2025
2	4 Eliot Ct BUNDOORA 3083	$850,000	10/05/2025
3	6 Murragong Av BUNDOORA 3083	$845,000	10/05/2025

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: 09/08/2025 11:26

37 Tasman Drive, Bundoora Vic 3083

Nelson Alexander



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$848,000
Median House Price
June quarter 2025: $894,500

Comparable Properties



10 Aruma Ct BUNDOORA 3083 (REI)

4 1 1

Price: $881,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



4 Eliot Ct BUNDOORA 3083 (REI/VG)

4 3 2

Price: $850,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments



6 Murragong Av BUNDOORA 3083 (REI/VG)

4 1 1

Price: $845,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

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