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<br>Including suburb and postcode | 9 JULIE STREET BUNDOORA VIC 3083 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $760,000 | & | $820,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $865,125 | Property type | House | Suburb | Bundoora |
| Period-from | 01 Sep 2024 | to | 31 Aug 2025 | Source | Cotality |

## 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 6 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 |
|---|---|---|
| 1/4 BROWNHILL STREET BUNDOORA VIC 3083 | $790,000 | 07-Apr-25 |
| 16 ARNOLD COURT BUNDOORA VIC 3083 | $867,500 | 31-May-25 |
| 17 HUGHES CIRCUIT BUNDOORA VIC 3083 | $770,000 | 26-Jun-25 |

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 6 months.~~

This Statement of Information was prepared on: 01 September 2025

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**1/4 BROWNHILL STREET BUNDOORA VIC 3083**

3 2 1

Sold Price **$790,000** Sold Date **07-Apr-25**

Distance **0.36km**



**16 ARNOLD COURT BUNDOORA VIC 3083**

3 2 1

Sold Price **$867,500** Sold Date **31-May-25**

Distance **0.72km**



**17 HUGHES CIRCUIT BUNDOORA VIC 3083**

3 2 2

Sold Price **$770,000** Sold Date **26-Jun-25**

Distance **1.63km**

**RS** = Recent sale **UN** = Undisclosed Sale

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