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	1 Britten Court, Bundoora Vic 3083

Indicative selling price

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

Range between $690,000 & $750,000

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.

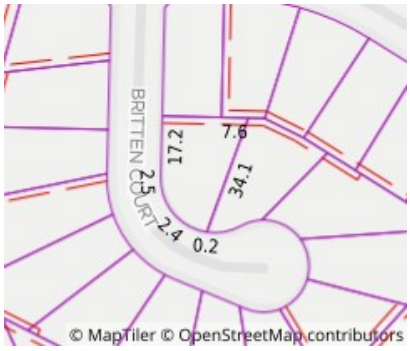
	Address of comparable property	Price	Date of sale
1	33 Hermitage Cr BUNDOORA 3083	$680,000	30/05/2025
2	58 Mill Park Dr MILL PARK 3082	$710,000	14/03/2025
3	9 Britten Ct BUNDOORA 3083	$730,000	01/03/2025

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: 22/08/2025 15:10

1 Britten Court, Bundoora Vic 3083



3 1 1

Property Type: House
Land Size: 561 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median House Price
June quarter 2025: $894,500

Comparable Properties



33 Hermitage Cr BUNDOORA 3083 (VG)

3 - -

Price: $680,000
Method: Sale
Date: 30/05/2025
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments



58 Mill Park Dr MILL PARK 3082 (REI/VG)

3 1 -

Price: $710,000
Method: Private Sale
Date: 14/03/2025
Property Type: House
Land Size: 568 sqm approx

Agent Comments



9 Britten Ct BUNDOORA 3083 (REI/VG)

3 1 2

Price: $730,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 573 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243

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