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	408c/3 Snake Gully Drive, Bundoora Vic 3083

Indicative selling price

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

Range between $480,000 & $525,000

Median sale price

Median price $470,000 Property Type Unit Suburb Bundoora

Period - From 01/07/2024 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	506A/1095 Plenty Rd BUNDOORA 3083	$441,000	24/07/2025
2	309C/3 Snake Gully Dr BUNDOORA 3083	$460,000	21/07/2025
3	313/3 Snake Gully Dr BUNDOORA 3083	$438,000	04/07/2025

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: 27/08/2025 08:48

408c/3 Snake Gully Drive, Bundoora Vic 3083

JellisCraig

Andrew Shen
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2 2 1

Property Type:
Agent Comments

Indicative Selling Price
$480,000 - $525,000
Median Unit Price
Year ending June 2025: $470,000

Comparable Properties



506A/1095 Plenty Rd BUNDOORA 3083 (REI)

2 2 1

Agent Comments

Price: $441,000
Method: Private Sale
Date: 24/07/2025
Property Type: Apartment



309C/3 Snake Gully Dr BUNDOORA 3083 (REI)

2 2 1

Agent Comments

Price: $460,000
Method: Private Sale
Date: 21/07/2025
Property Type: Apartment



313/3 Snake Gully Dr BUNDOORA 3083 (REI/VG)

2 2 1

Agent Comments

Price: $438,000
Method: Private Sale
Date: 04/07/2025
Property Type: Apartment

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