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	8/1a Main Drive, Bundoora Vic 3083

Indicative selling price

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

Range between $640,000 & $670,000

Median sale price

Median price $487,500 Property Type Unit 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	46 Zenith Rise BUNDOORA 3083	$699,000	10/07/2025
2	1/40 Cash St KINGSBURY 3083	$635,000	26/06/2025
3	16/15 Chenies St RESERVOIR 3073	$640,000	17/05/2025

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: 11/09/2025 15:28

8/1a Main Drive, Bundoora Vic 3083

JellisCraig

Luke Brizzi
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Indicative Selling Price
$640,000 - $670,000
Median Unit Price
June quarter 2025: $487,500



3 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



46 Zenith Rise BUNDOORA 3083 (REI)

3 2 2

Price: $699,000
Method: Private Sale
Date: 10/07/2025
Property Type: Townhouse (Single)

Agent Comments



1/40 Cash St KINGSBURY 3083 (VG)

3 - -

Price: $635,000
Method: Sale
Date: 26/06/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Dwelling

Agent Comments



16/15 Chenies St RESERVOIR 3073 (REI/VG)

3 2 2

Price: $640,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata .com.au

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