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 | 34 Stellar Place, Bundoora Vic 3083 |

## Indicative selling price

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

Range between $620,000 & $680,000

## 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 | 12/25 Pottage Cirt MACLEOD 3085 | $650,000 | 25/07/2025 |
| 2 | 46 Zenith Rise BUNDOORA 3083 | $699,000 | 10/07/2025 |
| 3 | | | |

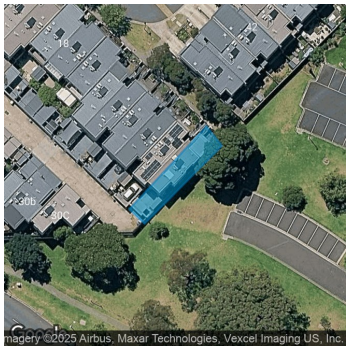
**OR**

**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: 25/08/2025 11:02

# 34 Stellar Place, Bundoora Vic 3083

JellisCraig




3 2

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$620,000 - $680,000
**Median Unit Price**
June quarter 2025: $487,500

## Comparable Properties



**12/25 Pottage Cirt MACLEOD 3085 (REI)**

2 2 1

**Price:** $650,000
**Method:** Private Sale
**Date:** 25/07/2025
**Property Type:** Townhouse (Single)
**Land Size:** 87 sqm approx

Agent Comments



**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

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.

**Account** - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

REIV THE DIFFERENCE

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