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	75 Noorong Avenue, Bundoora Vic 3083

Indicative selling price

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

Range between $750,000 & $800,000

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	117 Arthur St BUNDOORA 3083	$770,000	15/08/2025
2	7 Lachlan St BUNDOORA 3083	$763,000	07/08/2025
3	5 Leeanne Cr BUNDOORA 3083	$770,000	22/03/2025

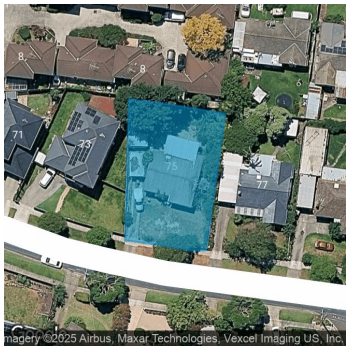
OR

~~**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: 01/09/2025 15:42

75 Noorong Avenue, Bundoora Vic 3083

Christopher Macey
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3 1 2

Rooms: 2
Property Type: House (Previously Occupied - Detached)
Land Size: 643 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median House Price
June quarter 2025: $894,500

Comparable Properties



117 Arthur St BUNDOORA 3083 (REI)

3 1 1

Price: $770,000
Method: Sold Before Auction
Date: 15/08/2025
Property Type: House (Res)
Land Size: 545 sqm approx

Agent Comments



7 Lachlan St BUNDOORA 3083 (REI)

3 1 2

Price: $763,000
Method: Private Sale
Date: 07/08/2025
Rooms: 5
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



5 Leeanne Cr BUNDOORA 3083 (REI/VG)

3 1 2

Price: $770,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 571 sqm approx

Agent Comments

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