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	23 Monckton Road, 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 $911,500 Property Type House Suburb Bundoora

Period - From 01/07/2025 to 30/09/2025 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	15 Oxford Dr BUNDOORA 3083	$705,000	22/08/2025
2	7 Lachlan St BUNDOORA 3083	$763,000	07/08/2025
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: 19/11/2025 11:01

23 Monckton Road, Bundoora Vic 3083

BARRYPLANT



3 1 2

Property Type: House
Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median House Price
September quarter 2025: $911,500

Comparable Properties



15 Oxford Dr BUNDOORA 3083 (REI/VG)

3 1 3

Price: $705,000
Method: Private Sale
Date: 22/08/2025
Property Type: House (Res)
Land Size: 552 sqm approx

Agent Comments



7 Lachlan St BUNDOORA 3083 (REI/VG)

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

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 - Barry Plant | P: (03) 9431 1243

REIV THE DIFFERENCE

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