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: 309/1 Flynn Close, Bundoora Vic 3083

Indicative selling price

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

Range between: $395,000 & $430,000

Median sale price

Median price: $477,500 Property Type: Unit Suburb: Bundoora

Period - From: 01/10/2024 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	3/95 Janefield Dr BUNDOORA 3083	$420,000	02/10/2025
2	107/87 Janefield Dr BUNDOORA 3083	$395,000	21/05/2025
3	204/91 Janefield Dr BUNDOORA 3083	$399,000	20/05/2025

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: 13/11/2025 09:31

309/1 Flynn Close, Bundoora Vic 3083

JellisCraig

Alex Flannagan
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2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$395,000 - $430,000
Median Unit Price
Year ending September 2025: $477,500

Comparable Properties

3/95 Janefield Dr BUNDOORA 3083 (REI)

2 1 1

Price: $420,000
Method: Private Sale
Date: 02/10/2025
Rooms: 3
Property Type: Apartment

Agent Comments



107/87 Janefield Dr BUNDOORA 3083 (REI/VG)

2 1 1

Price: $395,000
Method: Private Sale
Date: 21/05/2025
Property Type: Apartment

Agent Comments



204/91 Janefield Dr BUNDOORA 3083 (VG)

2 - -

Price: $399,000
Method: Sale
Date: 20/05/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments

REIV THE DIFFERENCE

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