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	5 Shiraz Court, Bundoora Vic 3083

Indicative selling price

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

Range between $770,000 & $840,000

Median sale price

Median price $900,000 Property Type House Suburb Bundoora

Period - From 26/01/2025 to 25/01/2026 Source Property Data

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	123 Cabernet Cr BUNDOORA 3083	$830,000	06/12/2025
2	1 Roberta Ct BUNDOORA 3083	$825,000	26/11/2025
3	6 Glenn Cr BUNDOORA 3083	$830,000	03/11/2025

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: 26/01/2026 21:40

5 Shiraz Court, Bundoora Vic 3083

Nelson Alexander



3 2 2

Property Type: House
Land Size: 635 sqm approx

Agent Comments

Indicative Selling Price
$770,000 - $840,000
Median House Price
26/01/2025 - 25/01/2026: $900,000

Comparable Properties



123 Cabernet Cr BUNDOORA 3083 (REI)

3 1 2

Price: $830,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments



1 Roberta Ct BUNDOORA 3083 (REI)

4 2 2

Price: $825,000
Method: Sold Before Auction
Date: 26/11/2025
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments



6 Glenn Cr BUNDOORA 3083 (REI/VG)

3 1 2

Price: $830,000
Method: Sold Before Auction
Date: 03/11/2025
Property Type: House (Res)
Land Size: 538 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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