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 Moreton Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between $720,000 & $790,000

Median sale price

Median price $900,000 Property Type House Suburb Bundoora

Period - From 09/01/2025 to 08/01/2026 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	8 Mansfield Ct BUNDOORA 3083	$740,000	20/12/2025
2	1188 Plenty Rd BUNDOORA 3083	$790,000	24/11/2025
3	1172 Plenty Rd BUNDOORA 3083	$780,000	27/10/2025

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: 09/01/2026 15:59

5 Moreton Crescent, Bundoora Vic 3083

Nelson Alexander



3 1 2

Property Type: House (Res)
Land Size: 550 sqm approx

Agent Comments

Indicative Selling Price
$720,000 - $790,000
Median House Price
09/01/2025 - 08/01/2026: $900,000

Comparable Properties



8 Mansfield Ct BUNDOORA 3083 (REI)

3 1 2

Price: $740,000
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments



1188 Plenty Rd BUNDOORA 3083 (REI)

3 1 1

Price: $790,000
Method: Private Sale
Date: 24/11/2025
Property Type: House (Res)

Agent Comments



1172 Plenty Rd BUNDOORA 3083 (REI)

3 2 -

Price: $780,000
Method: Private Sale
Date: 27/10/2025
Property Type: House (Res)

Agent Comments

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

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