

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

1/19 MONCKTON ROAD BUNDOORA VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

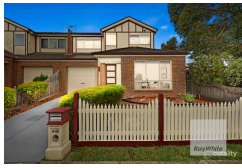
2/22 MCLEANS ROAD BUNDOORA VIC 3083	\$685,000	18-Jul-25
5-11 JOSHUA COURT BUNDOORA VIC 3083	\$695,000	09-May-25
19 DOIDGE STREET BUNDOORA VIC 3083	\$760,000	24-May-25

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 6 months.~~

This Statement of Information was prepared on: 23 September 2025

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**2/22 MCLEANS ROAD BUNDOORA
VIC 3083**

 3  1  1

Sold Price

^{RS} **\$685,000**

Sold Date

18-Jul-25

Distance

0.61km



**5-11 JOSHUA COURT BUNDOORA
VIC 3083**

 3  1  1

Sold Price

\$695,000

Sold Date

09-May-25

Distance

0.7km



**19 DOIDGE STREET BUNDOORA
VIC 3083**

 3  1  1

Sold Price

\$760,000

Sold Date

24-May-25

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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