

## 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

1/10 ZENITH RISE BUNDOORA VIC 3083

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Oct 2024

to

30 Sep 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 103/6 ZENITH RISE BUNDOORA VIC 3083 | \$600,000 | 10-Jul-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: 08 October 2025

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|                                                                                                                                                                                                                                                             |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
| <b>103/6 ZENITH RISE BUNDOORA<br/>VIC 3083</b>                                                                                                                                                                                                              | Sold Price | <b>\$600,000</b> | Sold Date | <b>10-Jul-25</b> |
|  2  2  1 |            |                  | Distance  | <b>0km</b>       |

**RS** = Recent sale      **UN** = Undisclosed Sale

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