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 DONACH CRESCENT 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	$850,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$866,500	Property type	House	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
6 GORDON STREET BUNDOORA VIC 3083	$901,000	05-Jul-25
14 KEVIN STREET BUNDOORA VIC 3083	$901,000	13-Sep-25
34 NICKSON STREET BUNDOORA VIC 3083	$896,000	20-Sep-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: 17 October 2025

David Moxon
P 0394675444
M 0413673636
E dmoxon@barryplant.com.au



6 GORDON STREET BUNDOORA VIC 3083

3 1 1

Sold Price **$901,000** Sold Date **05-Jul-25**

Distance **0.12km**



14 KEVIN STREET BUNDOORA VIC 3083

3 1 1

Sold Price RS **$901,000** Sold Date **13-Sep-25**

Distance **1.83km**



34 NICKSON STREET BUNDOORA VIC 3083

3 1 -

Sold Price RS **$896,000** Sold Date **20-Sep-25**

Distance **2.02km**

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

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