

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 WAXFLOWER 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$866,500

Property type

House

Suburb

Bundoora

Period-from

01 Nov 2024

to

31 Oct 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

8 GRASSTREE WAY BUNDOORA VIC 3083	\$483,000	01-Jul-25
33 WAXFLOWER CRESCENT BUNDOORA VIC 3083	\$508,500	06-Aug-25

OR

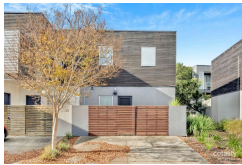
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 11 November 2025

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**8 GRASSTREE WAY BUNDOORA
VIC 3083**

 2  2  2

Sold Price

\$483,000

Sold Date

01-Jul-25

Distance

0km



**33 WAXFLOWER CRESCENT
BUNDOORA VIC 3083**

 2  2  2

Sold Price

\$508,500

Sold Date

06-Aug-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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