

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
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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



**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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