

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

1/14 LUCY COURT 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$508,500

Property type

Unit

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

1/19 MONCKTON ROAD BUNDOORA VIC 3083	\$750,000	04-Oct-25
14/18 MCLEANS ROAD BUNDOORA VIC 3083	\$705,000	14-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.

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**1/19 MONCKTON ROAD
BUNDOORA VIC 3083**

 3  1  1

Sold Price **\$750,000** Sold Date **04-Oct-25**

Distance **0.74km**



**14/18 MCLEANS ROAD BUNDOORA
VIC 3083**

 2  1  1

Sold Price **\$705,000** Sold Date **14-Jul-25**

Distance **0.22km**

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

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