

## 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

14 PENRITH CRESCENT BUNDOORA VIC 3083

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$866,500

Property type

House

Suburb

Bundoora

Period-from

01 Dec 2024

to

30 Nov 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 131 GREENHILLS ROAD BUNDOORA VIC 3083 | \$775,000 | 08-Nov-25 |
| 7 LACHLAN STREET BUNDOORA VIC 3083    | \$763,000 | 07-Aug-25 |
| 5 MERSEY STREET BUNDOORA VIC 3083     | \$812,000 | 16-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: 01 December 2025

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



**131 GREENHILLS ROAD  
BUNDOORA VIC 3083**

 3  1  -

Sold Price

<sup>RS</sup>

**\$775,000**

Sold Date

**08-Nov-25**

Distance

**0.59km**



**7 LACHLAN STREET BUNDOORA  
VIC 3083**

 3  1  2

Sold Price

**\$763,000**

Sold Date

**07-Aug-25**

Distance

**0.93km**



**5 MERSEY STREET BUNDOORA VIC  
3083**

 3  1  1

Sold Price

**\$812,000**

Sold Date

**16-Aug-25**

Distance

**0.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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