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	6 SHARMAN 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	$750,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$875,000	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
7 LACHLAN STREET BUNDOORA VIC 3083	$763,000	07-Aug-25
131 GREENHILLS ROAD BUNDOORA VIC 3083	$775,000	08-Nov-25
3 TARATA COURT BUNDOORA VIC 3083	$801,000	23-Jun-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: 12 December 2025

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7 LACHLAN STREET BUNDOORA VIC 3083

3 1 2

Sold Price **$763,000** Sold Date **07-Aug-25**

Distance **1.57km**



131 GREENHILLS ROAD BUNDOORA VIC 3083

3 1 1

Sold Price RS **$775,000** Sold Date **08-Nov-25**

Distance **0.69km**



3 TARATA COURT BUNDOORA VIC 3083

3 1 2

Sold Price **$801,000** Sold Date **23-Jun-25**

Distance **0.85km**

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

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