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	123C/3 SNAKE GULLY DRIVE 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	$420,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$497,000	Property type	Unit	Suburb	Bundoora
Period-from	01 Feb 2025	to	31 Jan 2026	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
301/21 PLENTY ROAD BUNDOORA VIC 3083	$455,000	20-Jan-26
221/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	$440,000	19-Jan-26
11/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	$450,000	05-Dec-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 February 2026

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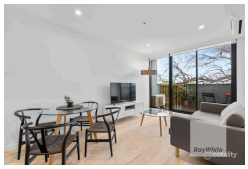
301/21 PLENTY ROAD BUNDOORA VIC 3083

2 2 1

Sold Price RS **$455,000** Sold Date **20-Jan-26**

Distance **0km**



221/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083

2 2 1

Sold Price RS **$440,000** Sold Date **19-Jan-26**

Distance **0.03km**

11/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083

1 2 -

Sold Price **$450,000** Sold Date **05-Dec-25**

Distance **0.03km**

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

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