

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

59 CAMERON PARADE 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

\$960,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

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

10 SHELLEY AVENUE BUNDOORA VIC 3083	983500	03-Oct-25
5 DONACH CRESCENT BUNDOORA VIC 3083	965000	18-Oct-25
32 ANDERSON PARADE BUNDOORA VIC 3083	991000	13-Sep-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: 16 February 2026

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RENTAL APPRAISAL
 A rental appraisal has been completed on this property by our expert team with a weekly estimated return of **\$660-\$680pw**

ASHLEIGH RHODES
 Licensed Property Advisor
 North Eastern Group
 2422 224 770
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10 SHELLEY AVENUE BUNDOORA VIC 3083 Sold Price **RS 983500** Sold Date **03-Oct-25**

Distance **0.47km**

 3  2  1



5 DONACH CRESCENT BUNDOORA VIC 3083 Sold Price **965000** Sold Date **18-Oct-25**

Distance **0.84km**

 3  1  2



32 ANDERSON PARADE BUNDOORA VIC 3083 Sold Price **991000** Sold Date **13-Sep-25**

Distance **1.08km**

 3  2  2

RS = Recent sale UN = Undisclosed Sale

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