

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

8 CASHMORE 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

\$880,000

&

\$930,000

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

5 SHIRAZ COURT BUNDOORA VIC 3083	\$880,000	07-Feb-26
38 HIBISCUS AVENUE BUNDOORA VIC 3083	\$913,888	07-Dec-25
46 GLEESON DRIVE BUNDOORA VIC 3083	\$931,000	06-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: 18 February 2026

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5 SHIRAZ COURT BUNDOORA VIC 3083

Sold Price

^{RS} **\$880,000**

Sold Date **07-Feb-26**

 3  2  2

Distance **1.42km**



38 HIBISCUS AVENUE BUNDOORA VIC 3083

Sold Price

\$913,888

Sold Date **07-Dec-25**

 3  2  1

Distance **1.89km**



46 GLEESON DRIVE BUNDOORA VIC 3083

Sold Price

\$931,000

Sold Date **06-Dec-25**

 3  1  1

Distance **1.19km**



10 SHELLEY AVENUE BUNDOORA VIC 3083

Sold Price

^{RS} **\$983,500**

Sold Date **03-Oct-25**

 3  2  1

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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