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	255 GREENHILLS ROAD 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
32 EBONY DRIVE BUNDOORA VIC 3083	$950,000	14-Feb-26
2 FIFER RISE BUNDOORA VIC 3083	$905,000	21-Feb-26

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.~~

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5 SHIRAZ COURT BUNDOORA VIC 3083

3 2 2

Sold Price RS $880,000 Sold Date 07-Feb-26

Distance 1.45km

32 EBONY DRIVE BUNDOORA VIC 3083

3 2 -

Sold Price RS $950,000 Sold Date 14-Feb-26

Distance 1.9km

2 FIFER RISE BUNDOORA VIC 3083

3 2 1

Sold Price RS $905,000 Sold Date 21-Feb-26

Distance 0.34km

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

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