

# 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

107 QUEENS GARDENS BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,900,000

&

\$2,090,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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
23 PALMERSTON AVENUE BUNDOORA VIC 3083	\$1,800,000	09-Nov-25
9 EDGECLIFFE COURT BUNDOORA VIC 3083	\$2,370,000	15-Nov-25
4 REDMOND COURT BUNDOORA VIC 3083	\$1,920,000	25-Oct-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: 05 March 2026



**23 PALMERSTON AVENUE  
BUNDOORA VIC 3083**

 4  2  2

Sold Price **\$1,800,000** Sold Date **09-Nov-25**

Distance **0.27km**



**9 EDGECLIFFE COURT BUNDOORA  
VIC 3083**

 5  3  2

Sold Price <sup>RS</sup> **\$2,370,000** Sold Date **15-Nov-25**

Distance **0.61km**



**4 REDMOND COURT BUNDOORA  
VIC 3083**

 4  4  2

Sold Price **\$1,920,000** Sold Date **25-Oct-25**

Distance **2.32km**

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

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