

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

6 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

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Bundoora

Period-from

01 Mar 2025

to

28 Feb 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

6 ABELIA COURT BUNDOORA VIC 3083	\$935,000	05-Feb-26
5 SHIRAZ COURT BUNDOORA VIC 3083	\$880,000	07-Feb-26
8 BUSST DRIVE WATSONIA NORTH VIC 3087	\$930,000	13-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.~~

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David Moxon
P 0394675444
M 0413673636
E dmoxon@barryplant.com.au



6 ABELIA COURT BUNDOORA VIC 3083

Sold Price

^{RS} **\$935,000** Sold Date **05-Feb-26**

 3  2  2

Distance **0.96km**



5 SHIRAZ COURT BUNDOORA VIC 3083

Sold Price

^{RS} **\$880,000** Sold Date **07-Feb-26**

 3  2  2

Distance **1.31km**



8 BUSST DRIVE WATSONIA NORTH VIC 3087

Sold Price

^{RS} **\$930,000** Sold Date **13-Dec-25**

 3  2  2

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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