

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

2 ALFRED 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

\$890,000

&

\$970,000

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

4 LAWRENCE COURT BUNDOORA VIC 3083	\$900,000	14-Jun-25
10 SHELLEY AVENUE BUNDOORA VIC 3083	\$983,500	03-Oct-25
7 ARNOLD COURT BUNDOORA VIC 3083	\$870,000	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.~~

This Statement of Information was prepared on: 18 March 2026


**4 LAWRENCE COURT BUNDOORA
VIC 3083**
 4  2  2

Sold Price

\$900,000

Sold Date

14-Jun-25

Distance

0.1km

**10 SHELLEY AVENUE BUNDOORA
VIC 3083**
 3  2  1

Sold Price

\$983,500

Sold Date

03-Oct-25

Distance

0.28km

**7 ARNOLD COURT BUNDOORA VIC
3083**
 5  1  4

Sold Price

^{RS} **\$870,000**

Sold Date

21-Feb-26

Distance

0.32km
RS = Recent sale

UN = Undisclosed Sale

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