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	$900,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	House	Suburb	Bundoora
Period-from	01 Apr 2025	to	31 Mar 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	06-Feb-26
6 HUTCHINS CIRCUIT BUNDOORA VIC 3083	$1,030,000	13-Dec-25
32 LUTON WAY BUNDOORA VIC 3083	$1,050,000	29-Nov-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: 07 April 2026

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6 ABELIA COURT BUNDOORA VIC 3083

3 2 2

Sold Price **$935,000** Sold Date **06-Feb-26**

Distance **0.96km**



6 HUTCHINS CIRCUIT BUNDOORA VIC 3083

3 2 1

Sold Price **$1,030,000** Sold Date **13-Dec-25**

Distance **1.48km**



32 LUTON WAY BUNDOORA VIC 3083

3 2 1

Sold Price **$1,050,000** Sold Date **29-Nov-25**

Distance **0.53km**

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

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