

## 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

27/117 PLENTY ROAD 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

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

5/20 NORRIS CRESCENT BUNDOORA VIC 3083	\$745,000	13-Mar-26
34 SETTLEMENT ROAD BUNDOORA VIC 3083	\$720,000	27-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: 14 April 2026

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**5/20 NORRIS CRESCENT  
BUNDOORA VIC 3083**

3 1 1

Sold Price

RS

**\$745,000**

Sold Date

**13-Mar-26**

Distance

**1.59km****34 SETTLEMENT ROAD  
BUNDOORA VIC 3083**

3 1 2

Sold Price

RS

**\$720,000**

Sold Date

**27-Feb-26**

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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