

## 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

28 SILKY OAK DRIVE 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

\$880,000

&

\$960,000

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 13 LEMON GUM PARADE BUNDOORA VIC 3083 | \$975,000 | 12-Nov-25 |
| 3 WILLUNGA WAY BUNDOORA VIC 3083      | \$745,000 | 01-Dec-25 |
| 15 WILLUNGA WAY BUNDOORA VIC 3083     | \$745,000 | 19-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.~~

This Statement of Information was prepared on: 14 April 2026

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**13 LEMON GUM PARADE  
 BUNDOORA VIC 3083**

 3  2  2

Sold Price **\$975,000** Sold Date **12-Nov-25**

Distance **0km**

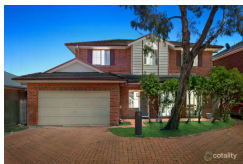


**3 WILLUNGA WAY BUNDOORA  
 VIC 3083**

 2  2  2

Sold Price **\$745,000** Sold Date **01-Dec-25**

Distance **0.52km**



**15 WILLUNGA WAY BUNDOORA  
 VIC 3083**

 4  2  2

Sold Price Sold Date **19-Dec-25**

Distance **0.52km**

RS = Recent sale      UN = Undisclosed Sale

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