

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

1 WAXFLOWER CRESCENT 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

\$480,000

&

\$500,000

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

34 WAXFLOWER CRESCENT BUNDOORA VIC 3083	\$485,000	18-Dec-25
35 WAXFLOWER CRESCENT BUNDOORA VIC 3083	\$500,000	17-Jan-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: 29 April 2026

Ross McMorrow

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E rmcmorrow@barryplant.com.au**34 WAXFLOWER CRESCENT
BUNDOORA VIC 3083**

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Sold Price **\$485,000** Sold Date **18-Dec-25**Distance **0km****35 WAXFLOWER CRESCENT
BUNDOORA VIC 3083**

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Sold Price **\$500,000** Sold Date **17-Jan-26**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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