

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

7 BOWRAL 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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Bundoora

Period-from

01 May 2025

to

30 Apr 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 MORETON CRESCENT BUNDOORA VIC 3083	842500	27-Feb-26
21 NOORONG AVENUE BUNDOORA VIC 3083	773100	03-Feb-26
9 MORETON CRESCENT BUNDOORA VIC 3083	815000	11-Apr-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: 01 May 2026

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**5 MORETON CRESCENT
 BUNDOORA VIC 3083**

 3  1  2

Sold Price **842500** Sold Date **27-Feb-26**

Distance **1.09km**

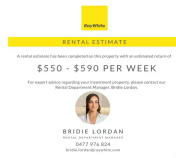


**21 NOORONG AVENUE
 BUNDOORA VIC 3083**

 3  1  1

Sold Price **773100** Sold Date **03-Feb-26**

Distance **0.29km**



**9 MORETON CRESCENT
 BUNDOORA VIC 3083**

 4  2  3

Sold Price ^{RS} **815000** Sold Date **11-Apr-26**

Distance **1.06km**

RS = Recent sale UN = Undisclosed Sale

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