

## 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

452 GRIMSHAW STREET 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

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,500

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

37 CABERNET CRESCENT BUNDOORA VIC 3083	\$774,000	09-Apr-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 May 2026

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**37 CABERNET CRESCENT  
BUNDOORA VIC 3083**

3 1 2

Sold Price **\$774,000** Sold Date **09-Apr-26**Distance **1.79km****34 SETTLEMENT ROAD  
BUNDOORA VIC 3083**

3 1 2

Sold Price <sup>RS</sup> **\$720,000** Sold Date **27-Feb-26**Distance **1.28km****RS** = Recent sale**UN** = Undisclosed Sale

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