

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

3/10 KATHLEEN 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

or range
between

\$835,000

&

\$885,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

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

1/552 MORWELL AVENUE BUNDOORA VIC 3083	\$838,000	20-Feb-26
19 EBONY DRIVE BUNDOORA VIC 3083	\$860,000	12-Mar-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: 26 May 2026

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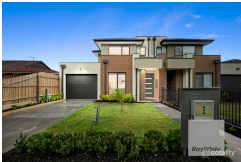


**1/552 MORWELL AVENUE
BUNDOORA VIC 3083**

 3  2  2

Sold Price **\$838,000** Sold Date **20-Feb-26**

Distance **1.02km**



**19 EBONY DRIVE BUNDOORA VIC
3083**

 3  2  2

Sold Price **\$860,000** Sold Date **12-Mar-26**

Distance **1.63km**

RS = Recent sale UN = Undisclosed Sale

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