

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

5 DARREN AVENUE 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$901,000

Property type

House

Suburb

Bundoora

Period-from

01 Jun 2025

to

31 May 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

31 LEDBURY CRESCENT BUNDOORA VIC 3083	\$730,000	16-May-26
7 BOWRAL COURT BUNDOORA VIC 3083	\$740,000	11-May-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: 18 June 2026

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**31 LEDBURY CRESCENT
BUNDOORA VIC 3083**

3 1 2

Sold Price

RS

\$730,000

Sold Date

16-May-26

Distance

0.75km**7 BOWRAL COURT BUNDOORA
VIC 3083**

3 2 2

Sold Price

RS

\$740,000

Sold Date

11-May-26

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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