

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

306B/1093 PLENTY ROAD 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

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Sep 2025

to

31 Aug 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

602A/1095 PLENTY ROAD BUNDOORA VIC 3083	\$455,000	10-Aug-26
108C/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	\$475,000	28-Jul-26
606A/1095 PLENTY ROAD BUNDOORA VIC 3083	\$450,000	28-May-26

OR

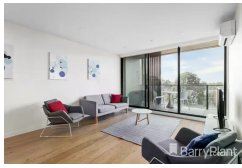
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 September 2026

Alex Cedeño

M 0478 244 244

E alex.cedeno@barryplant.com.au



**602A/1095 PLENTY ROAD
BUNDOORA VIC 3083**

 2  2  1

Sold Price

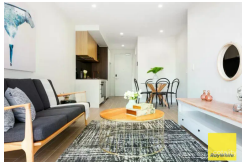
^{RS}

\$455,000

Sold Date **10-Aug-26**

Distance

0km



**108C/3 SNAKE GULLY DRIVE
BUNDOORA VIC 3083**

 2  2  1

Sold Price

^{RS}

\$475,000

Sold Date **28-Jul-26**

Distance

0km



**606A/1095 PLENTY ROAD
BUNDOORA VIC 3083**

 2  2  1

Sold Price

\$450,000

Sold Date **28-May-26**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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