

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

2 LOMANDRA 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$874,000

Property type

House

Suburb

Bundoora

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

| | | |
|---------------------------------------|-------------|-----------|
| 7 SHAKESPEARE DRIVE BUNDOORA VIC 3083 | \$1,020,000 | 31-May-25 |
| 18 MAYBURY DRIVE MILL PARK VIC 3082 | \$960,000 | 15-Mar-25 |
| 3 VARSITY WALK BUNDOORA VIC 3083 | \$960,000 | 05-Jul-25 |

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: 11 July 2025



**7 SHAKESPEARE DRIVE
BUNDOORA VIC 3083**

 4  2  4

Sold Price ^{RS} **\$1,020,000** Sold Date **31-May-25**

Distance **0.75km**



**18 MAYBURY DRIVE MILL PARK VIC
3082**

 3  2  2

Sold Price **\$960,000** Sold Date **15-Mar-25**

Distance **1.09km**



**3 VARSITY WALK BUNDOORA VIC
3083**

 4  3  2

Sold Price ^{RS} **\$960,000** Sold Date **05-Jul-25**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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