

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

37 Tasman Drive, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000

&

\$850,000

Median sale price

Median price \$871,000

Property Type House

Suburb Bundoora

Period - From 11/07/2024

to

10/07/2025

Source Property Data

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 six 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	8 Virginia Cr BUNDOORA 3083	\$799,500	19/04/2025
2	3 Phar Lap CI MILL PARK 3082	\$830,000	12/04/2025
3	27 Japonica St BUNDOORA 3083	\$817,000	17/03/2025

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 six months.~~

This Statement of Information was prepared on:

11/07/2025 13:44



 4  2  2

Property Type: House (Res)

Land Size: 555 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

11/07/2024 - 10/07/2025: \$871,000

Comparable Properties



8 Virginia Cr BUNDOORA 3083 (REI)

Agent Comments

 4  3  2

Price: \$799,500

Method: Auction Sale

Date: 19/04/2025

Property Type: House (Res)

Land Size: 570 sqm approx



3 Phar Lap Ct MILL PARK 3082 (REI/VG)

Agent Comments

 4  2  2

Price: \$830,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 657 sqm approx



27 Japonica St BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$817,000

Method: Private Sale

Date: 17/03/2025

Property Type: House

Land Size: 567 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133