

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

10/48 Boadle Road, Bundoora Vic 3083

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$492,000 Property Type Unit Suburb Bundoora

Period - From 23/06/2025 to 22/06/2026 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	105/16 Copernicus Cr BUNDOORA 3083	\$400,000	05/05/2026
2	601/3 Snake Gully Dr BUNDOORA 3083	\$410,000	01/04/2026
3	39/1191 Plenty Rd BUNDOORA 3083	\$395,000	06/03/2026

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:

23/06/2026 09:27



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



105/16 Copernicus Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 05/05/2026

Property Type: Unit



601/3 Snake Gully Dr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 01/04/2026

Property Type: Apartment

Land Size: 13327 sqm approx



39/1191 Plenty Rd BUNDOORA 3083 (VG)

Agent Comments



Price: \$395,000

Method: Sale

Date: 06/03/2026

Property Type: Strata Flat - Single OYO Flat