

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

21 Ormond Boulevard, Bundoora Vic 3083

Indicative selling price

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

Range between \$690,000 & \$720,000

Median sale price

Median price \$913,888 Property Type House Suburb Bundoora

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	2 Edinburgh Cirt BUNDOORA 3083	\$755,000	03/06/2026
2	1 Sonder CI BUNDOORA 3083	\$760,000	11/05/2026
3	13 Ormond Blvd BUNDOORA 3083	\$712,500	18/12/2025

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:

17/06/2026 12:09

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Indicative Selling Price

\$690,000 - \$720,000

Median House Price

Year ending March 2026: \$913,888



3 2 2

Property Type: Townhouse (Single)

Land Size: 108 sqm approx

Agent Comments

Comparable Properties



2 Edinburgh Cirt BUNDOORA 3083 (REI)

Agent Comments

3 2 1

Price: \$755,000

Method: Private Sale

Date: 03/06/2026

Property Type: Townhouse (Single)

Land Size: 194 sqm approx



1 Sonder CI BUNDOORA 3083 (REI)

Agent Comments

3 2 2

Price: \$760,000

Method: Private Sale

Date: 11/05/2026

Property Type: Townhouse (Single)

Land Size: 173 sqm approx



13 Ormond Blvd BUNDOORA 3083 (REI/VG)

Agent Comments

3 2 2

Price: \$712,500

Method: Auction Sale

Date: 18/12/2025

Property Type: Townhouse (Res)

Land Size: 107 sqm approx

Account - Jellis Craig | P: 03 94321444