Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and	20 Stellar Place, Bundoora Vic 3083
postcode	

Indicative selling price

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

Range between \$750,000	&	\$825,000
-------------------------	---	-----------

Median sale price

Median price	\$666,750	Pro	perty Type	Townhou	se	Suburb	Bundoora
Period - From	25/07/2024	to	24/07/2025		Source	Property	y 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	38 Nova Cirt BUNDOORA 3083	\$800,000	04/07/2025
2	22 Stellar PI BUNDOORA 3083	\$778,000	31/05/2025
3	4/8 Inverness St RESERVOIR 3073	\$716,000	06/03/2025

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:	25/07/2025 12:08





Maggie Sun 0425 790 930 0425 790 930 Maggie.Sun@vicprop.com.au

Indicative Selling Price \$750,000 - \$825,000 **Median Townhouse Price** 25/07/2024 - 24/07/2025: \$666,750





Property Type: Townhouse Agent Comments

Comparable Properties



38 Nova Cirt BUNDOORA 3083 (REI)

Price: \$800,000 Method: Private Sale

Date: 04/07/2025 Property Type: Townhouse (Single)



22 Stellar PI BUNDOORA 3083 (REI/VG)





Price: \$778,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res) Land Size: 154 sqm approx Agent Comments

Agent Comments



4/8 Inverness St RESERVOIR 3073 (VG)



Price: \$716,000 Method: Sale Date: 06/03/2025

Property Type: Strata Unit/Flat

Agent Comments

Account - VICPROP | P: 03 8888 1011





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.