

# 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

20 Stellar Place, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$825,000

### Median sale price

Median price

\$666,750

Property Type

Townhouse

Suburb

Bundoora

Period - From

25/07/2024

to

24/07/2025

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	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



4 2 2

Property Type: Townhouse  
Agent Comments

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

Comparable Properties



38 Nova Cirt BUNDOORA 3083 (REI)

Agent Comments

4 2 2

Price: \$800,000  
Method: Private Sale  
Date: 04/07/2025  
Property Type: Townhouse (Single)



22 Stellar PI BUNDOORA 3083 (REI/VG)

Agent Comments

4 2 -

Price: \$778,000  
Method: Auction Sale  
Date: 31/05/2025  
Property Type: House (Res)  
Land Size: 154 sqm approx



4/8 Inverness St RESERVOIR 3073 (VG)

Agent Comments

4 - -

Price: \$716,000  
Method: Sale  
Date: 06/03/2025  
Property Type: Strata Unit/Flat