

# 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

18 Malabar Walk, Bundoora Vic 3083

### Indicative selling price

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

Single price

\$740,000

### Median sale price

Median price

\$670,000

Property Type

Townhouse

Suburb

Bundoora

Period - From

04/08/2024

to

03/08/2025

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	2/22 Mcleans Rd BUNDOORA 3083	\$685,000	19/07/2025
2	37 Collared CI BUNDOORA 3083	\$705,000	16/05/2025
3	34 Lemon Gum Pde BUNDOORA 3083	\$746,000	05/04/2025

**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:

04/08/2025 14:15

Maggie Sun

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**Indicative Selling Price**

\$740,000

**Median Townhouse Price**

04/08/2024 - 03/08/2025: \$670,000



3 2 2

**Property Type:** Townhouse

**Land Size:** 247 sqm approx

Agent Comments

## Comparable Properties



**2/22 Mcleans Rd BUNDOORA 3083 (REI)**

Agent Comments

3 1 2

**Price:** \$685,000

**Method:** Auction Sale

**Date:** 19/07/2025

**Property Type:** Townhouse (Res)

**Land Size:** 198 sqm approx



**37 Collared CI BUNDOORA 3083 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$705,000

**Method:** Private Sale

**Date:** 16/05/2025

**Property Type:** Townhouse (Single)

**Land Size:** 194 sqm approx



**34 Lemon Gum Pde BUNDOORA 3083 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$746,000

**Method:** Private Sale

**Date:** 05/04/2025

**Property Type:** Townhouse (Res)

**Land Size:** 273 sqm approx

Account - VICPROP | P: 03 8888 1011



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