

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

4/442 GRIMSHAW STREET BUNDOORA VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

31/117 PLENTY ROAD BUNDOORA VIC 3083	\$610,000	28-May-25
24 COLLARED CLOSE BUNDOORA VIC 3083	\$618,000	22-Feb-25
6/9-13 DEVONSHIRE ROAD WATSONIA VIC 3087	\$600,000	21-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 28 July 2025



**31/117 PLENTY ROAD BUNDOORA
VIC 3083**

Sold Price

^{RS}

\$610,000

Sold Date

28-May-25

 2

 1

 1

Distance

1.31km



**24 COLLARED CLOSE BUNDOORA
VIC 3083**

Sold Price

\$618,000

Sold Date

22-Feb-25

 2

 2

 2

Distance

1.82km



**6/9-13 DEVONSHIRE ROAD
WATSONIA VIC 3087**

Sold Price

\$600,000

Sold Date

21-Feb-25

 2

 1

 1

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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