

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$740,000

### Median sale price

Median price \$720,000 Property Type Townhouse Suburb Bundoora

Period - From 25/05/2025 to 24/05/2026 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	1 Sonder CI BUNDOORA 3083	\$760,000	11/05/2026
2	18 Bradford Ridg BUNDOORA 3083	\$750,500	06/02/2026
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: 25/05/2026 14:56

Daniel Cobern  
03 9432 1444  
0432 501 099

danielcobern@jellisrcraig.com.au

**Indicative Selling Price**

\$690,000 - \$740,000

**Median Townhouse Price**

25/05/2025 - 24/05/2026: \$720,000



3 2 2

**Property Type:** Townhouse  
(Single)

**Land Size:** 108 sqm approx

Agent Comments

## Comparable Properties



**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



**18 Bradford Ridg BUNDOORA 3083 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$750,500

**Method:** Auction Sale

**Date:** 06/02/2026

**Property Type:** Townhouse (Res)

**Land Size:** 196 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