

## 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

11 WINDSOR CRESCENT BUNDOORA VIC 3083

### Indicative selling price

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

Single Price

or range  
between

\$729,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$874,000

Property type

House

Suburb

Bundoora

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

5 LEEANNE CRESCENT BUNDOORA VIC 3083	\$770,000	22-Mar-25
27 BOSTON ROAD BUNDOORA VIC 3083	\$780,000	22-Mar-25
27 JUDITH STREET BUNDOORA VIC 3083	\$821,000	16-May-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: 21 July 2025



## 5 LEEANNE CRESCENT BUNDOORA VIC 3083

3 1 2

Sold Price **\$770,000** Sold Date **22-Mar-25**

Distance **0.89km**

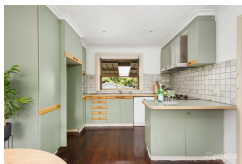


## 27 BOSTON ROAD BUNDOORA VIC 3083

3 1 2

Sold Price **\$780,000** Sold Date **22-Mar-25**

Distance **1.04km**



## 27 JUDITH STREET BUNDOORA VIC 3083

3 1 2

Sold Price **\$821,000** Sold Date **16-May-25**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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