

## 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

10 JANET 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

\$775,000

&

\$825,000

### 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

27 JAPONICA STREET BUNDOORA VIC 3083	\$817,000	12-Mar-25
484 GRIMSHAW STREET BUNDOORA VIC 3083	\$800,000	08-Mar-25
2 GALLUS COURT BUNDOORA VIC 3083	\$825,000	15-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.~~

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**27 JAPONICA STREET BUNDOORA VIC 3083** Sold Price **\$817,000** Sold Date **12-Mar-25**  
Distance **0.52km**

 4  2  4



**484 GRIMSHAW STREET BUNDOORA VIC 3083** Sold Price **\$800,000** Sold Date **08-Mar-25**  
Distance **1.3km**

 3  2  2



**2 GALLUS COURT BUNDOORA VIC 3083** Sold Price **\$825,000** Sold Date **15-Feb-25**  
Distance **0.02km**

 4  2  1

**RS** = Recent sale      **UN** = Undisclosed Sale

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