

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 2/20 Norris Crescent, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$630,000

Median sale price

Median price \$565,000 Property Type Unit Suburb Bundoora

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 | 3/5 Dumbarton St RESERVOIR 3073 | \$622,500 | 20/12/2025 |
| 2 | 3/52-54 Nickson St BUNDOORA 3083 | \$600,000 | 16/12/2025 |
| 3 | 12/1416-1422 Plenty Rd BUNDOORA 3083 | \$580,000 | 01/12/2025 |

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.~~

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Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

March quarter 2026: \$565,000



Rooms: 4

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



3/5 Dumbarton St RESERVOIR 3073 (VG)

Agent Comments



Price: \$622,500

Method: Sale

Date: 20/12/2025

Property Type: Strata Unit - Conjoined



3/52-54 Nickson St BUNDOORA 3083 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 16/12/2025

Property Type: Unit



12/1416-1422 Plenty Rd BUNDOORA 3083 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 01/12/2025

Property Type: Townhouse (Single)

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