

# 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 Silverdale Rise, 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 \$1,550,000 & \$1,650,000

### Median sale price

Median price \$913,888 Property Type House Suburb Bundoora

Period - From 01/04/2025 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	7 Manor Green MACLEOD 3085	\$1,540,000	08/04/2026
2	132 Ernest Jones Dr MACLEOD 3085	\$1,635,000	11/02/2026
3	70 Ernest Jones Dr MACLEOD 3085	\$1,636,000	06/12/2025

**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:

05/05/2026 19:53



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**Property Type:** House  
**Land Size:** 534 sqm approx

**Indicative Selling Price**  
 \$1,550,000 - \$1,650,000  
**Median House Price**  
 Year ending March 2026: \$913,888

## Comparable Properties



**7 Manor Green MACLEOD 3085 (REI)**

Agent Comments

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**Price:** \$1,540,000  
**Method:** Private Sale  
**Date:** 08/04/2026  
**Property Type:** House  
**Land Size:** 473 sqm approx



**132 Ernest Jones Dr MACLEOD 3085 (REI/VG)**

Agent Comments

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**Price:** \$1,635,000  
**Method:** Auction Sale  
**Date:** 11/02/2026  
**Property Type:** House (Res)  
**Land Size:** 701 sqm approx



**70 Ernest Jones Dr MACLEOD 3085 (REI/VG)**

Agent Comments

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**Price:** \$1,636,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)  
**Land Size:** 617 sqm approx

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