Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 Gardiner Street, Bundoora Vic 3083

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,100,000		&		\$2,310,000			
Median sale p	rice							
Median price	\$902,000	Pro	Property Type Hou		se		Suburb	Bundoora
Period - From	01/01/2025	to	31/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	19 Kerri St BUNDOORA 3083	\$2,145,000	24/02/2025
2			
3			

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:

27/06/2025 17:14



9 Gardiner Street, Bundoora Vic 3083



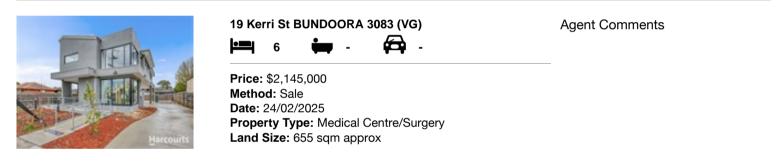




Property Type: House **Land Size:** 803 sqm approx Agent Comments Rocco Siciliano 03 9403 9300 0408 348 032 roccosiciliano@jelliscraig.com.au

> Indicative Selling Price \$2,100,000 - \$2,310,000 Median House Price March quarter 2025: \$902,000

Comparable Properties



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.

Account - Jellis Craig | P: 03 9403 9300





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