

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 5 Manchester Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$712,500 Property Type Townhouse Suburb Bundoora

Period - From 27/04/2025 to 26/04/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

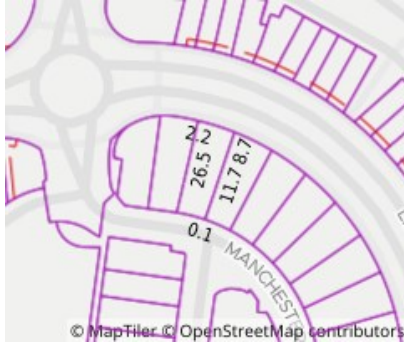
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	1/1416-1422 Plenty Rd BUNDOORA 3083	\$687,500	07/02/2026
2	13 Ormond Blvd BUNDOORA 3083	\$712,500	18/12/2025
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: 27/04/2026 11:59



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Townhouse Price

27/04/2025 - 26/04/2026: \$712,500

Comparable Properties



1/1416-1422 Plenty Rd BUNDOORA 3083 (REI)

Agent Comments

3 2 2

Price: \$687,500

Method: Auction Sale

Date: 07/02/2026

Property Type: Townhouse (Res)

Land Size: 221 sqm approx



13 Ormond Blvd BUNDOORA 3083 (REI/VG)

Agent Comments

3 2 2

Price: \$712,500

Method: Auction Sale

Date: 18/12/2025

Property Type: Townhouse (Res)

Land Size: 107 sqm approx

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 - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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