

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

18 Malabar Walk, Bundoora Vic 3083

Indicative selling price

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

Range between \$680,000 & \$748,000

Median sale price

Median price \$663,500 Property Type Townhouse Suburb Bundoora

Period - From 07/07/2024 to 06/07/2025 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	190 Betula Av MILL PARK 3082	\$650,000	24/06/2025
2	37 Collared CI BUNDOORA 3083	\$705,000	16/05/2025
3	34 Lemon Gum Pde BUNDOORA 3083	\$746,000	05/04/2025

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:

07/07/2025 11:47

Maggie Sun

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Indicative Selling Price

\$680,000 - \$748,000

Median Townhouse Price

11/07/2024 - 10/07/2025: \$663,500



3 2 2

Property Type: Townhouse

Land Size: 247 sqm approx

Agent Comments

Comparable Properties



190 Betula Av MILL PARK 3082 (REI)

3 2 2

Price: \$650,000

Method: Private Sale

Date: 24/06/2025

Property Type: Townhouse (Single)

Agent Comments



37 Collared CI BUNDOORA 3083 (REI/VG)

3 2 2

Price: \$705,000

Method: Private Sale

Date: 16/05/2025

Property Type: Townhouse (Single)

Land Size: 194 sqm approx

Agent Comments



34 Lemon Gum Pde BUNDOORA 3083 (REI/VG)

3 2 2

Price: \$746,000

Method: Private Sale

Date: 05/04/2025

Property Type: Townhouse (Res)

Land Size: 273 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011



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