

# 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

51 Cabernet Crescent, 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 \$750,000 & \$810,000

### Median sale price

Median price \$900,000 Property Type House Suburb Bundoora

Period - From 16/02/2025 to 15/02/2026 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 Fairwyn CI MILL PARK 3082	\$780,500	29/11/2025
2	131 Greenhills Rd BUNDOORA 3083	\$775,000	08/11/2025
3	75 Noorong Av BUNDOORA 3083	\$801,000	11/10/2025

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:

16/02/2026 17:17

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3   2   2

**Property Type:** House  
**Land Size:** 562 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$810,000  
**Median House Price**  
16/02/2025 - 15/02/2026: \$900,000

## Comparable Properties



**1 Fairwyn CI MILL PARK 3082 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$780,500  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 607 sqm approx



**131 Greenhills Rd BUNDOORA 3083 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$775,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx



**75 Noorong Av BUNDOORA 3083 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$801,000  
**Method:** Sold Before Auction  
**Date:** 11/10/2025  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx

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