

# 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

7/40 Ormond Boulevard, 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 \$300,000 & \$330,000

### Median sale price

Median price \$470,000 Property Type Unit Suburb Bundoora

Period - From 01/10/2025 to 31/12/2025 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	204/14 Chancellor Av BUNDOORA 3083	\$345,000	15/01/2026
2	304/50 Janefield Dr BUNDOORA 3083	\$295,000	22/12/2025
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:

03/02/2026 14:16



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$300,000 - \$330,000  
**Median Unit Price**  
December quarter 2025: \$470,000

## Comparable Properties



**204/14 Chancellor Av BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 15/01/2026  
**Property Type:** Apartment



**304/50 Janefield Dr BUNDOORA 3083 (REI/VG)**

Agent Comments



**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 22/12/2025  
**Property Type:** Apartment

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.

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