

# 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

6 Robbins Court, 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 \$880,000 & \$960,000

### Median sale price

Median price \$950,000 Property Type House 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 | 32 Ebony Dr BUNDOORA 3083      | \$950,000 | 14/02/2026   |
| 2 | 6 Abelia Ct BUNDOORA 3083      | \$935,000 | 11/02/2026   |
| 3 | 5 Shiraz Ct BUNDOORA 3083      | \$880,000 | 08/02/2026   |

**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:

17/02/2026 00:59

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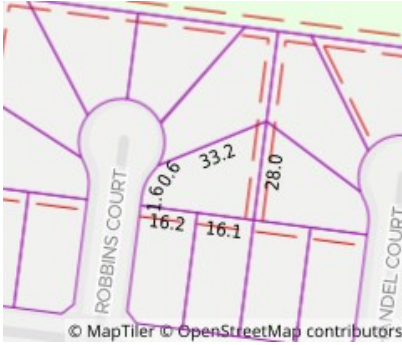
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**Indicative Selling Price**

\$880,000 - \$960,000

**Median House Price**

December quarter 2025: \$950,000



**Property Type:**

Agent Comments

## Comparable Properties



**32 Ebony Dr BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 14/02/2026

**Property Type:** House

**Land Size:** 538 sqm approx



**6 Abelia Ct BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$935,000

**Method:** Sold Before Auction

**Date:** 11/02/2026

**Property Type:** House (Res)

**Land Size:** 534 sqm approx



**5 Shiraz Ct BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$880,000

**Method:** Private Sale

**Date:** 08/02/2026

**Property Type:** House

**Land Size:** 635 sqm approx

Account - VICPROP | P: 03 8888 1011



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