

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

117/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

221/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	\$440,000	10-Jan-26
309/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	\$460,000	07-Aug-25
105/5 ZENITH RISE BUNDOORA VIC 3083	\$458,000	02-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 04 March 2026


**221/3 SNAKE GULLY DRIVE
BUNDOORA VIC 3083**
 2  2  1

 Sold Price **\$440,000** Sold Date **10-Jan-26**

 Distance **0km**

**309/3 SNAKE GULLY DRIVE
BUNDOORA VIC 3083**
 2  2  1

 Sold Price **\$460,000** Sold Date **07-Aug-25**

 Distance **0km**

**105/5 ZENITH RISE BUNDOORA
VIC 3083**
 2  2  1

 Sold Price ^{RS} **\$458,000** Sold Date **02-Feb-26**

 Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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