

# 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

8 Springwood View, 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 \$990,000 & \$1,089,000

### 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 | 1 Witney Way BUNDOORA 3083     | \$1,010,000 | 03/12/2025   |
| 2 | 12 Julian Ct BUNDOORA 3083     | \$968,000   | 15/11/2025   |
| 3 | 54 Grange Blvd BUNDOORA 3083   | \$1,050,000 | 08/11/2025   |

**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:

17/03/2026 00:28



4 2 2

**Property Type:** House

**Land Size:** 480 sqm approx

Agent Comments

## Comparable Properties



**1 Witney Way BUNDOORA 3083 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,010,000

**Method:** Sold Before Auction

**Date:** 03/12/2025

**Property Type:** House (Res)

**Land Size:** 534 sqm approx



**12 Julian Ct BUNDOORA 3083 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$968,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 547 sqm approx



**54 Grange Blvd BUNDOORA 3083 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 451 sqm approx