

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

28 Luton Way, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000 & \$869,000

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	17a Kevin St BUNDOORA 3083	\$848,500	31/01/2026
2	1 Roberta Ct BUNDOORA 3083	\$825,000	26/11/2025
3	4 Judith St BUNDOORA 3083	\$850,000	24/11/2025

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:

26/03/2026 15:14



 4  2  2

Property Type: House (Res)

Land Size: 537 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$869,000

Median House Price

December quarter 2025: \$950,000

Comparable Properties



17a Kevin St BUNDOORA 3083 (REI)

Agent Comments

 4  1  2

Price: \$848,500

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 584 sqm approx



1 Roberta Ct BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$825,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: House (Res)

Land Size: 608 sqm approx

4 Judith St BUNDOORA 3083 (VG)

Agent Comments

 4  -  -

Price: \$850,000

Method: Sale

Date: 24/11/2025

Property Type: House (Res)

Land Size: 577 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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