

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 Edro Court, Bundoora Vic 3083

Indicative selling price

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

Range between \$760,000 & \$830,000

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	21 Noorong Av BUNDOORA 3083	\$773,100	23/02/2026
2	2 Medora Av BUNDOORA 3083	\$800,000	10/02/2026
3	1188 Plenty Rd BUNDOORA 3083	\$790,000	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 15:02



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Property Type: House
Land Size: 606 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$830,000
Median House Price
December quarter 2025: \$950,000

Comparable Properties



21 Noorong Av BUNDOORA 3083 (REI/VG)

[Agent Comments](#)

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Price: \$773,100
Method: Private Sale
Date: 23/02/2026
Property Type: House
Land Size: 581 sqm approx

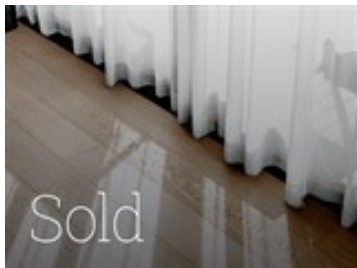


2 Medora Av BUNDOORA 3083 (VG)

[Agent Comments](#)

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Price: \$800,000
Method: Sale
Date: 10/02/2026
Property Type: House (Res)
Land Size: 537 sqm approx



1188 Plenty Rd BUNDOORA 3083 (REI)

[Agent Comments](#)

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Price: \$790,000
Method: Private Sale
Date: 24/11/2025
Property Type: House (Res)

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