

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

10 Japonica Street, Bundoora Vic 3083

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$913,888 Property Type House Suburb Bundoora

Period - From 01/04/2025 to 31/03/2026 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	46 Ebony Dr BUNDOORA 3083	\$820,000	28/03/2026
2	6 Sharman Ct BUNDOORA 3083	\$845,000	13/12/2025
3	123 Cabernet Cr BUNDOORA 3083	\$830,000	06/12/2025

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:

21/04/2026 16:52

10 Japonica Street, Bundoora Vic 3083



Property Type: House (Previously Occupied - Detached)
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
Year ending March 2026: \$913,888

Comparable Properties



46 Ebony Dr BUNDOORA 3083 (REI)

[Agent Comments](#)



Price: \$820,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 534 sqm approx



6 Sharman Ct BUNDOORA 3083 (REI/VG)

[Agent Comments](#)



Price: \$845,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 668 sqm approx



123 Cabernet Cr BUNDOORA 3083 (REI/VG)

[Agent Comments](#)



Price: \$830,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 562 sqm approx

Account - Fletchers | P: 03 9445 7000



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