

# 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

11 Darren Avenue, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$860,000

### 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	20 Lea Cr BUNDOORA 3083	\$860,000	28/02/2026
2	7 Castlereagh PI WATSONIA 3087	\$885,000	21/02/2026
3	10 Darren Av BUNDOORA 3083	\$866,000	02/02/2026

**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:

13/04/2026 16:39



 3    1    3

**Property Type:** House  
**Land Size:** 534 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$860,000  
**Median House Price**  
 Year ending March 2026: \$913,888

## Comparable Properties



**20 Lea Cr BUNDOORA 3083 (REI/VG)**

Agent Comments

 3    1    1

**Price:** \$860,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx



**7 Castlereagh PI WATSONIA 3087 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$885,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 305 sqm approx



**10 Darren Av BUNDOORA 3083 (REI)**

Agent Comments

 3    1    2

**Price:** \$866,000  
**Method:** Sold Before Auction  
**Date:** 02/02/2026  
**Property Type:** House (Res)  
**Land Size:** 536 sqm approx

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