

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 2/70 Noorong Avenue, Bundoora Vic 3083

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$910,000 Property Type House Suburb Bundoora

Period - From 01/01/2025 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	8/125 Main Dr MACLEOD 3085	\$895,000	10/02/2026
2	3/15 Richards Av WATSONIA 3087	\$840,000	23/12/2025
3	12 Pullyblank Pde BUNDOORA 3083	\$850,000	11/10/2025

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.~~

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Indicative Selling Price

\$840,000 - \$890,000

Median House Price

Year ending December 2025: \$910,000



 3  2  1

Property Type: Townhouse (Res)

Land Size: 207 sqm approx

Agent Comments

Comparable Properties



8/125 Main Dr MACLEOD 3085 (REI)

Agent Comments

 3  2  2

Price: \$895,000

Method: Private Sale

Date: 10/02/2026

Rooms: 4

Property Type: Unit



3/15 Richards Av WATSONIA 3087 (REI/VG)

Agent Comments

 3  2  2

Price: \$840,000

Method: Private Sale

Date: 23/12/2025

Property Type: Unit



12 Pullyblank Pde BUNDOORA 3083 (REI/VG)

Agent Comments

 3  2  3

Price: \$850,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 352 sqm approx

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