

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 606a/1091 Plenty Road, Bundoora Vic 3083

Indicative selling price

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

Range between \$490,000 & \$510,000

Median sale price

Median price \$481,000 Property Type Unit 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	12/240 Plenty Rd BUNDOORA 3083	\$495,438	07/11/2025
2	604/21 Plenty Rd BUNDOORA 3083	\$520,000	07/11/2025
3	706A/1095 Plenty Rd BUNDOORA 3083	\$492,000	29/08/2025

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

\$490,000 - \$510,000

Median Unit Price

Year ending December 2025: \$481,000



Property Type:

Agent Comments

Comparable Properties

12/240 Plenty Rd BUNDOORA 3083 (VG)

Agent Comments



Price: \$495,438

Method: Sale

Date: 07/11/2025

Property Type: Dentist

Land Size: 4672 sqm approx



604/21 Plenty Rd BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 07/11/2025

Property Type: Apartment



706A/1095 Plenty Rd BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$492,000

Method: Private Sale

Date: 29/08/2025

Property Type: Apartment