

## 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

21/2 AMBROSE TREACY DRIVE BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$497,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 15/2 AMBROSE TREACY DRIVE BUNDOORA VIC 3083 | \$759,000 | 25-Sep-25 |
| 1/4 GRAY COURT BUNDOORA VIC 3083            | \$800,000 | 28-Aug-25 |
|   |           |           |

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 6 months.

This Statement of Information was prepared on: 18 February 2026



**15/2 AMBROSE TREACY DRIVE  
BUNDOORA VIC 3083**

 4  3  1

Sold Price

**\$759,000**

Sold Date

**25-Sep-25**

Distance

**0km**



**1/4 GRAY COURT BUNDOORA VIC  
3083**

 4  3  1

Sold Price

**\$800,000**

Sold Date

**28-Aug-25**

Distance

**0.69km**

RS = Recent sale

UN = Undisclosed Sale

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