

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 30b Main Drive, Bundoora Vic 3083

Indicative selling price

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

Single price \$800,000

Median sale price

Median price \$700,000

Property Type Townhouse

Suburb Bundoora

Period - From 02/02/2025

to 02/02/2026

Source Property Data

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	48 Nova Cirt BUNDOORA 3083	\$782,500	06/12/2025
2	143 Main Dr MACLEOD 3085	\$863,000	27/11/2025
3	20 Stellar PI BUNDOORA 3083	\$800,000	09/09/2025

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:

02/02/2026 19:42



3 2 2

Property Type: Townhouse (Single)

Land Size: 141 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$800,000

Median Townhouse Price

02/02/2025 - 02/02/2026: \$700,000

Comparable Properties



48 Nova Cirt BUNDOORA 3083 (REI)

[Agent Comments](#)

3 2 2

Price: \$782,500

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 159 sqm approx



143 Main Dr MACLEOD 3085 (REI)

[Agent Comments](#)

3 2 2

Price: \$863,000

Method: Auction Sale

Date: 27/11/2025

Property Type: Townhouse (Res)



20 Stellar PI BUNDOORA 3083 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$800,000

Method: Private Sale

Date: 09/09/2025

Property Type: Townhouse (Res)

Account - VICPROP | P: 03 8888 1011