

# 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

43 Greenhills Road, Bundoora Vic 3083

### Indicative selling price

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

Range between \$850,000 & \$920,000

### Median sale price

Median price \$900,000 Property Type House Suburb Bundoora

Period - From 04/02/2025 to 03/02/2026 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	22 Glenn Cr BUNDOORA 3083	\$900,000	29/11/2025
2	11 Betula Av BUNDOORA 3083	\$880,000	18/10/2025
3	278 Greenhills Rd BUNDOORA 3083	\$882,000	18/10/2025

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.~~

This Statement of Information was prepared on:

04/02/2026 15:07

Alex Flannagan

03 9432 1444

0425 239 865

alexflannagan@jellisrcraig.com.au

**Indicative Selling Price**

\$850,000 - \$920,000

**Median House Price**

04/02/2025 - 03/02/2026: \$900,000



**Rooms:** 5

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**22 Glenn Cr BUNDOORA 3083 (REI/VG)**

Agent Comments



**Price:** \$900,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 540 sqm approx



**11 Betula Av BUNDOORA 3083 (REI/VG)**

Agent Comments



**Price:** \$880,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** House (Res)

**Land Size:** 534 sqm approx



**278 Greenhills Rd BUNDOORA 3083 (REI/VG)**

Agent Comments



**Price:** \$882,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** House (Res)

**Land Size:** 545 sqm approx

Account - Jellis Craig | P: 03 94321444