

# 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 48 Zara Close, 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 \$860,000 & \$920,000

### Median sale price

Median price \$901,000 Property Type House Suburb Bundoora

Period - From 05/03/2025 to 04/03/2026 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	8 Jones Ct BUNDOORA 3083	\$900,000	28/02/2026
2	52 Zara Cl BUNDOORA 3083	\$880,000	12/12/2025
3	46 Zara Cl BUNDOORA 3083	\$900,000	09/12/2025

**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: 05/03/2026 14:58



3 2 2

**Property Type:** House (Res)

**Land Size:** 300 sqm approx

Agent Comments

**Indicative Selling Price**

\$860,000 - \$920,000

**Median House Price**

05/03/2025 - 04/03/2026: \$901,000

## Comparable Properties



**8 Jones Ct BUNDOORA 3083 (REI)**

Agent Comments

3 2 2

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)



**52 Zara CI BUNDOORA 3083 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$880,000

**Method:** Sold Before Auction

**Date:** 12/12/2025

**Property Type:** House (Res)

**Land Size:** 271 sqm approx



**46 Zara CI BUNDOORA 3083 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$900,000

**Method:** Sold Before Auction

**Date:** 09/12/2025

**Property Type:** House

**Land Size:** 214 sqm approx

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