

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

215/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083

Indicative selling price

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

Single Price

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Mar 2025

to

28 Feb 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

221/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	\$440,000	10-Jan-26
408/3 SNAKE GULLY DRIVE BUNDOORA VIC 3083	\$470,000	29-Sep-25
303A/1095 PLENTY ROAD BUNDOORA VIC 3083	\$447,500	02-Oct-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: 03 March 2026



**221/3 SNAKE GULLY DRIVE
BUNDOORA VIC 3083**

 2  2  1

Sold Price **\$440,000** Sold Date **10-Jan-26**

Distance **0km**



**408/3 SNAKE GULLY DRIVE
BUNDOORA VIC 3083**

 2  2  1

Sold Price **\$470,000** Sold Date **29-Sep-25**

Distance **0km**



**303A/1095 PLENTY ROAD
BUNDOORA VIC 3083**

 2  2  1

Sold Price **\$447,500** Sold Date **02-Oct-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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