

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

3 Blushing Way, Bundoora Vic 3083

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$950,000

Property Type House

Suburb Bundoora

Period - From 01/10/2025

to 31/12/2025

Source REIV

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	2 Apsley Ct MILL PARK 3082	\$1,095,000	06/12/2025
2	16 Velvet Av BUNDOORA 3083	\$1,280,000	11/10/2025
3	11 Mount Ct MILL PARK 3082	\$1,111,000	13/09/2025

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:

22/02/2026 09:38



Property Type: House

Land Size: 512 sqm approx

Agent Comments

Comparable Properties



2 Apsley Ct MILL PARK 3082 (REI)

Agent Comments



Price: \$1,095,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 674 sqm approx



16 Velvet Av BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$1,280,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 511 sqm approx



11 Mount Ct MILL PARK 3082 (REI/VG)

Agent Comments



Price: \$1,111,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 564 sqm approx