

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

6 Robbins Court, Bundoora Vic 3083

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$903,000 Property Type House Suburb Bundoora

Period - From 21/04/2025 to 20/04/2026 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	29 Bent St BUNDOORA 3083	\$815,000	18/04/2026
2	39 Luton Way BUNDOORA 3083	\$870,000	16/04/2026
3	23 Byrne Cr WATSONIA NORTH 3087	\$855,000	30/03/2026

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:

21/04/2026 16:10

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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

21/04/2025 - 20/04/2026: \$903,000



3 2 2

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



29 Bent St BUNDOORA 3083 (REI)

Agent Comments

3 1 2

Price: \$815,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 604 sqm approx



39 Luton Way BUNDOORA 3083 (REI)

Agent Comments

4 1 1

Price: \$870,000

Method: Auction Sale

Date: 16/04/2026

Property Type: House (Res)

Land Size: 530 sqm approx



23 Byrne Cr WATSONIA NORTH 3087 (REI)

Agent Comments

3 2 2

Price: \$855,000

Method: Private Sale

Date: 30/03/2026

Property Type: House

Land Size: 635 sqm approx

Account - VICPROP | P: 03 8888 1011



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