

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

24 Collared Close, Bundoora Vic 3083

Indicative selling price

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

Range between \$630,000 & \$665,000

Median sale price

Median price \$712,000 Property Type Townhouse Suburb Bundoora

Period - From 24/03/2025 to 23/03/2026 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	3/1 Olympic St BUNDOORA 3083	\$650,000	02/03/2026
2	13/60 Nickson St BUNDOORA 3083	\$655,000	21/02/2026
3	2/3 Myers Ct BUNDOORA 3083	\$640,000	20/12/2025

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:

24/03/2026 10:33

Elisha Hamment

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Indicative Selling Price

\$630,000 - \$665,000

Median Townhouse Price

24/03/2025 - 23/03/2026: \$712,000



 2
  2
  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

**3/1 Olympic St BUNDOORA 3083 (REI/VG)**

Agent Comments

 2
  2
  1

Price: \$650,000**Method:** Private Sale**Date:** 02/03/2026**Property Type:** Townhouse (Single)**Land Size:** 125 sqm approx**13/60 Nickson St BUNDOORA 3083 (REI)**

Agent Comments

 2
  1
  2

Price: \$655,000**Method:** Auction Sale**Date:** 21/02/2026**Property Type:** Townhouse (Res)**Land Size:** 127 sqm approx**2/3 Myers Ct BUNDOORA 3083 (REI/VG)**

Agent Comments

 2
  1
  1

Price: \$640,000**Method:** Auction Sale**Date:** 20/12/2025**Property Type:** Unit**Land Size:** 152 sqm approx

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