

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

44 Taunton Drive, Bundoora Vic 3083

Indicative selling price

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

Range between \$875,000

&

\$950,000

Median sale price

Median price \$913,888

Property Type House

Suburb Bundoora

Period - From 01/07/2025

to

30/06/2026

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	41 Luton Way BUNDOORA 3083	\$944,000	09/07/2026
2	239 Greenhills Rd BUNDOORA 3083	\$910,000	27/06/2026
3	76 Betula Av BUNDOORA 3083	\$927,000	16/06/2026

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:

21/09/2026 09:36



Property Type: House

Agent Comments

Comparable Properties



41 Luton Way BUNDOORA 3083 (REI)

Agent Comments



Price: \$944,000

Method: Private Sale

Date: 09/07/2026

Property Type: House



239 Greenhills Rd BUNDOORA 3083 (REI)

Agent Comments



Price: \$910,000

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)

Land Size: 534 sqm approx



76 Betula Av BUNDOORA 3083 (REI)

Agent Comments



Price: \$927,000

Method: Private Sale

Date: 16/06/2026

Property Type: House