

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 NOVA CIRCUIT, BUNDOORA, VIC 3083

Indicative selling price

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

Single price

\$645,000

or range between

&

Median sale price

Median price

\$900,000

Property Type

Townhouse

Suburb

BUNDOORA

Period - From

16/03/2025

to

16/03/2026

Source

Cotality

Comparable property sales

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

4A GONELLA CRESCENT BUNDOORA VIC 3083

\$830,000

05/12/2025

48 NOVA CIRCUIT BUNDOORA VIC 3083

\$782,500

08/12/2025

49 NOVA CIRCUIT BUNDOORA VIC 3083

\$695,000

05/11/2025

This Statement of Information was prepared on: 16/03/2026