

# 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

19 Glenn Crescent, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$895,000 & \$980,000

### Median sale price

Median price \$919,000 Property Type House Suburb Bundoora

Period - From 01/01/2026 to 31/03/2026 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	44 Sanctuary Dr BUNDOORA 3083	\$932,000	28/03/2026
2	2/9 Brownhill St BUNDOORA 3083	\$930,000	21/02/2026
3	1/15 Rathcown Rd RESERVOIR 3073	\$950,000	21/01/2026

**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:

28/04/2026 15:44



 3   
  3   
  2

**Property Type:** House (Res)

**Land Size:** 303 sqm approx

Agent Comments

**Indicative Selling Price**

\$895,000 - \$980,000

**Median House Price**

March quarter 2026: \$919,000

## Comparable Properties



**44 Sanctuary Dr BUNDOORA 3083 (REI)**

Agent Comments

 4   
  3   
  2

**Price:** \$932,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 340 sqm approx



**2/9 Brownhill St BUNDOORA 3083 (REI/VG)**

Agent Comments

 4   
  3   
  2

**Price:** \$930,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** Townhouse (Res)

**Land Size:** 246 sqm approx



**1/15 Rathcown Rd RESERVOIR 3073 (REI/VG)**

Agent Comments

 4   
  2   
  1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 21/01/2026

**Property Type:** House

Account - RT Edgar Boroondara | P: 88882000



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