

## 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

1 OASIS PLACE BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Bundoora

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

### 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 6 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

13 LEMON GUM PARADE BUNDOORA VIC 3083	\$975,000	12-Nov-25
8 JONES COURT BUNDOORA VIC 3083	\$900,000	28-Feb-26

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 6 months.

This Statement of Information was prepared on: 22 April 2026

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## 13 LEMON GUM PARADE BUNDOORA VIC 3083

3 2 2

Sold Price **\$975,000** Sold Date **12-Nov-25**

Distance **0km**



## 8 JONES COURT BUNDOORA VIC 3083

3 2 2

Sold Price <sup>RS</sup> **\$900,000** Sold Date **28-Feb-26**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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