

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

Single price

\$1,025,000

Median sale price

Median price

\$902,000

Property Type

House

Suburb

Bundoora

Period - From

01/04/2026

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	47 Virginia Cr BUNDOORA 3083	\$1,050,000	20/07/2026
2	5 Tamara Ct BUNDOORA 3083	\$1,015,000	02/05/2026
3	19 Blamey Av MILL PARK 3082	\$980,000	21/03/2026

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:

02/09/2026 11:45



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,025,000

Median House Price

June quarter 2026: \$902,000

Comparable Properties



47 Virginia Cr BUNDOORA 3083 (VG)

Agent Comments

 4  -  -

Price: \$1,050,000

Method: Sale

Date: 20/07/2026

Property Type: House (Res)

Land Size: 548 sqm approx



5 Tamara Ct BUNDOORA 3083 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,015,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 502 sqm approx



19 Blamey Av MILL PARK 3082 (REI/VG)

Agent Comments

 4  3  2

Price: \$980,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 740 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408