

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

11 Wordsworth Court, Bundoora Vic 3083

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$908,750

Property Type

House

Suburb

Bundoora

Period - From

18/06/2025

to

17/06/2026

Source

Property Data

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	7 Bowral Ct BUNDOORA 3083	\$740,000	14/05/2026
2	21 Noorong Av BUNDOORA 3083	\$773,100	23/02/2026
3	8 Mansfield Ct BUNDOORA 3083	\$740,000	20/12/2025

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:

18/06/2026 16:14

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Indicative Selling Price

\$700,000 - \$770,000

Median House Price

18/06/2025 - 17/06/2026: \$908,750



3 1 2

Property Type: House (Res)

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



7 Bowral Ct BUNDOORA 3083 (REI)

Agent Comments

3 2 2

Price: \$740,000

Method: Private Sale

Date: 14/05/2026

Property Type: House

Land Size: 672 sqm approx



21 Noorong Av BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 1

Price: \$773,100

Method: Private Sale

Date: 23/02/2026

Property Type: House

Land Size: 581 sqm approx



8 Mansfield Ct BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$740,000

Method: Auction Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 602 sqm approx

Account - Jellis Craig | P: 03 94321444