

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$980,000

&

\$1,050,000

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
16 VELVET AVENUE BUNDOORA VIC 3083	\$1,280,000	11-Oct-25

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: 13 April 2026



**13 LEMON GUM PARADE
BUNDOORA VIC 3083**

3 2 2

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

Distance **0km**



**16 VELVET AVENUE BUNDOORA
VIC 3083**

3 2 2

Sold Price **\$1,280,000** Sold Date **11-Oct-25**

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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