

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

38 Grange Boulevard, Bundoora, Vic 3083

Indicative selling price

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

range between

\$900,000

&

\$990,000

Median sale price

Median price

\$875,000

Property type

House

Suburb

Bundoora

Period - From

01/12/2025

to

28/02/2026

Source



PropTrack

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
18 Gleeson Drive, Bundoora, VIC 3083	\$901,000	21/03/2026
22 Glenn Crescent, Bundoora, VIC 3083	\$900,000	20/11/2025
40 Flannery Avenue, Bundoora, VIC 3083	\$950,000	07/10/2025

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: 24/03/2026