

# 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 29 Cameron Parade, Bundoora, Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$930,000

### Median sale price

Median price \$882,500 Property type House Suburb Bundoora

Period - From 01/09/2025 to 31/08/2026 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 |
|---------------------------------------|-----------|--------------|
| 28 Luton Way, Bundoora, VIC 3083      | \$905,000 | 02/05/2026   |
| 65 Cameron Parade, Bundoora, VIC 3083 | \$839,000 | 22/06/2026   |
| 6 Hayden Court, Bundoora, VIC 3083    | \$918,000 | 14/08/2026   |

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: 10/09/2026