

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

106/36 COPERNICUS CRESCENT 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Sep 2025

to

31 Aug 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

101/10 GONELLA CRESCENT BUNDOORA VIC 3083	\$584,000	20-Jun-26
110/72 GALILEO GATEWAY BUNDOORA VIC 3083	\$505,000	09-Jun-26
602A/1095 PLENTY ROAD BUNDOORA VIC 3083	\$455,000	10-Aug-26

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: 08 September 2026

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**101/10 GONELLA CRESCENT
BUNDOORA VIC 3083**

 2  2  1

Sold Price **\$584,000** Sold Date **20-Jun-26**

Distance **0.39km**

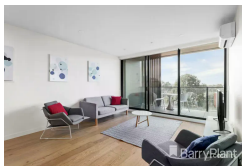


**110/72 GALILEO GATEWAY
BUNDOORA VIC 3083**

 2  2  -

Sold Price **\$505,000** Sold Date **09-Jun-26**

Distance **0.43km**



**602A/1095 PLENTY ROAD
BUNDOORA VIC 3083**

 2  2  1

Sold Price ^{RS} **\$455,000** Sold Date **10-Aug-26**

Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

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