

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

115 Cabernet Crescent, 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

\$902,000

Property Type

House

Suburb

Bundoora

Period - From

01/04/2026

to

30/06/2026

Source

REIV

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	2 Lauder Dr BUNDOORA 3083	\$765,000	18/07/2026
2	8 Hibiscus Av BUNDOORA 3083	\$700,000	25/06/2026
3	37 Milton Pde BUNDOORA 3083	\$720,000	24/04/2026

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:

18/08/2026 21:41



4 2 2

Property Type: House (Res)

Land Size: 555 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

June quarter 2026: \$902,000

Comparable Properties



2 Lauder Dr BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 1

Price: \$765,000

Method: Auction Sale

Date: 18/07/2026

Property Type: House (Res)

Land Size: 542 sqm approx

8 Hibiscus Av BUNDOORA 3083 (VG)

Agent Comments

4 - -

Price: \$700,000

Method: Sale

Date: 25/06/2026

Property Type: House (Res)

Land Size: 537 sqm approx



37 Milton Pde BUNDOORA 3083 (REI/VG)

Agent Comments

4 1 2

Price: \$720,000

Method: Private Sale

Date: 24/04/2026

Property Type: House

Land Size: 635 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133