

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

18 BETULA AVENUE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

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

11 MALUA CRESCENT MILL PARK VIC 3082	\$730,000	11-Sep-26
115 CABERNET CRESCENT BUNDOORA VIC 3083	\$800,000	10-Sep-26
4 OXFORD DRIVE BUNDOORA VIC 3083	\$780,000	24-Sep-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: 29 September 2026

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**11 MALUA CRESCENT MILL PARK
VIC 3082**

 4  2  -

Sold Price

^{RS} **\$730,000**

Sold Date

11-Sep-26

Distance

0.93km



**115 CABERNET CRESCENT
BUNDOORA VIC 3083**

 3  2  2

Sold Price

^{RS} **\$800,000**

Sold Date

10-Sep-26

Distance

0.91km



**4 OXFORD DRIVE BUNDOORA VIC
3083**

 3  2  1

Sold Price

^{RS} **\$780,000**

Sold Date

24-Sep-26

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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