

# 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

19 Greenwich Crescent, Bundoora Vic 3083

### Indicative selling price

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

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Bundoora

Period - From

01/01/2025

to

31/03/2025

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	5 Linacre Dr BUNDOORA 3083	\$750,000	09/04/2025
2	16 Edinburgh Cirt BUNDOORA 3083	\$715,000	05/04/2025
3	6 Greenwich Cr BUNDOORA 3083	\$752,500	21/02/2025

**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:

04/06/2025 14:12



3   
 2   
 2

**Property Type:** Townhouse  
(Single)

**Land Size:** 223 sqm approx

#### Agent Comments

Modern townhouse in University Hill backing onto Gorge parklands. Includes open-plan living, sleek kitchen, powder room, three beds (main with ensuite), study nook, ducted heating, split system, and remote garage. Walk to shops, cafés, and parklands.

## Comparable Properties



**5 Linacre Dr BUNDOORA 3083 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 09/04/2025

**Property Type:** House



**16 Edinburgh Cirt BUNDOORA 3083 (REI/VG)**

Agent Comments

3   
 2   
 1

**Price:** \$715,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** Townhouse (Res)

**Land Size:** 181 sqm approx



**6 Greenwich Cr BUNDOORA 3083 (VG)**

Agent Comments

3   
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**Price:** \$752,500

**Method:** Sale

**Date:** 21/02/2025

**Property Type:** Townhouse (Single)