

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 21 Ormond Boulevard, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$740,000

Median sale price

Median price \$712,500 Property Type Townhouse Suburb Bundoora

Period - From 29/04/2025 to 28/04/2026 Source Property Data

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	15 Ironbark Dr BUNDOORA 3083	\$720,000	02/03/2026
2	1/1416-1422 Plenty Rd BUNDOORA 3083	\$687,500	07/02/2026
3	13 Ormond Blvd BUNDOORA 3083	\$712,500	18/12/2025

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.~~

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Indicative Selling Price

\$680,000 - \$740,000

Median Townhouse Price

29/04/2025 - 28/04/2026: \$712,500



Property Type: House (Res)

Land Size: 108 sqm approx

Agent Comments

Comparable Properties



15 Ironbark Dr BUNDOORA 3083 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 02/03/2026

Property Type: House

Land Size: 256 sqm approx



1/1416-1422 Plenty Rd BUNDOORA 3083 (REI)

Agent Comments



Price: \$687,500

Method: Auction Sale

Date: 07/02/2026

Property Type: Townhouse (Res)

Land Size: 221 sqm approx



13 Ormond Blvd BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$712,500

Method: Auction Sale

Date: 18/12/2025

Property Type: Townhouse (Res)

Land Size: 107 sqm approx

Account - Jellis Craig | P: 03 94321444