

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

31 Luton Way, Bundoora Vic 3083

Indicative selling price

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

Range between

\$720,000

&

\$750,000

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 Walbrook St WATSONIA NORTH 3087	\$750,000	11/07/2026
2	71 Cameron Pde BUNDOORA 3083	\$740,000	04/07/2026
3	31 Ledbury Cr BUNDOORA 3083	\$730,000	16/05/2026

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:

11/09/2026 13:21



Property Type:

Agent Comments

Comparable Properties



2 Walbrook St WATSONIA NORTH 3087 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 11/07/2026

Property Type: House

Land Size: 259 sqm approx



71 Cameron Pde BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$740,000

Method: Auction Sale

Date: 04/07/2026

Property Type: House (Res)

Land Size: 557 sqm approx



31 Ledbury Cr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$730,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 562 sqm approx