

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

44 Luton Way, Bundoora Vic 3083

Indicative selling price

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

Range between \$760,000

&

\$820,000

Median sale price

Median price \$900,000

Property Type House

Suburb Bundoora

Period - From 08/09/2025

to

07/09/2026

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	7 Patricia Av BUNDOORA 3083	\$785,000	28/08/2026
2	47 Luton Way BUNDOORA 3083	\$822,500	30/07/2026
3	223 Greenwood Dr BUNDOORA 3083	\$830,000	25/07/2026

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:

08/09/2026 14:30

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Indicative Selling Price

\$760,000 - \$820,000

Median House Price

08/09/2025 - 07/09/2026: \$900,000



Property Type: House (Previously Occupied - Detached)

Land Size: 538 sqm approx

Agent Comments

Comparable Properties

7 Patricia Av BUNDOORA 3083 (REI)

Agent Comments



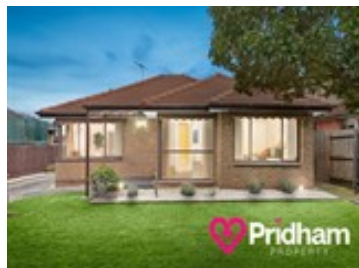
Price: \$785,000

Method: Sold Before Auction

Date: 28/08/2026

Property Type: House (Res)

Land Size: 579 sqm approx



47 Luton Way BUNDOORA 3083 (REI)

Agent Comments



Price: \$822,500

Method: Private Sale

Date: 30/07/2026

Property Type: House



223 Greenwood Dr BUNDOORA 3083 (REI)

Agent Comments



Price: \$830,000

Method: Auction Sale

Date: 25/07/2026

Property Type: House (Res)

Land Size: 589 sqm approx

Account - Jellis Craig | P: 03 94321444