

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

45 Carbeen Drive, Bundoora Vic 3083

Indicative selling price

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

Range between \$770,000

&

\$825,000

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	37 Cabernet Cr BUNDOORA 3083	\$774,000	09/04/2026
2	46 Ebony Dr BUNDOORA 3083	\$820,000	28/03/2026
3	2 Medora Av BUNDOORA 3083	\$800,000	10/02/2026

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:

07/07/2026 11:02

45 Carbeen Drive, Bundoora Vic 3083



3 2 1

Rooms: 5
Property Type: House
Land Size: 550 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$825,000
Median House Price
June quarter 2026: \$902,000

Comparable Properties



37 Cabernet Cr BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$774,000
Method: Auction Sale
Date: 09/04/2026
Property Type: House (Res)
Land Size: 562 sqm approx



46 Ebony Dr BUNDOORA 3083 (REI/VG)

Agent Comments

3 1 2

Price: \$820,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 534 sqm approx



2 Medora Av BUNDOORA 3083 (VG)

Agent Comments

3 - -

Price: \$800,000
Method: Sale
Date: 10/02/2026
Property Type: House (Res)
Land Size: 537 sqm approx

Account - Fletchers | P: 03 9445 7000



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