

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

575 Grimshaw Street, Bundoora Vic 3083

Indicative selling price

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

Range between

\$650,000

&

\$710,000

Median sale price

Median price

\$919,000

Property Type

House

Suburb

Bundoora

Period - From

01/01/2026

to

31/03/2026

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	27/117 Plenty Rd BUNDOORA 3083	\$682,500	01/05/2026
2	3/1 Olympic St BUNDOORA 3083	\$650,000	02/03/2026
3			

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:

15/05/2026 10:35



3 1 1

Rooms: 4

Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$710,000

Median House Price

March quarter 2026: \$919,000

Comparable Properties



27/117 Plenty Rd BUNDOORA 3083 (REI)

Agent Comments

3 1 2

Price: \$682,500

Method: Private Sale

Date: 01/05/2026

Property Type: Unit

Land Size: 372 sqm approx



3/1 Olympic St BUNDOORA 3083 (REI/VG)

Agent Comments

2 2 1

Price: \$650,000

Method: Private Sale

Date: 02/03/2026

Property Type: Townhouse (Single)

Land Size: 125 sqm approx

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.