

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

61 Lea Crescent, Bundoora VIC 3083

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$905,000

Property Type

House

Suburb

Bundoora

Period - From

02/02/2026

to

01/08/2026

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
19 Elder Street Watsonia	\$1,095,000	28/03/2026
15 Loyola Court Watsonia VIC	\$1,053,500	28/03/2026
6 Gleeson Drive Bundoora	\$1,050,000	15/06/2026

This Statement of Information was prepared on:

03/08/2026