

# 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

GO7A/5 Zenith Rise, Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$460,000

### Median sale price

Median price \$500,000 Property Type Unit Suburb Bundoora

Period - From 01/01/2025 to 31/03/2025 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	204/5 Zenith Rise BUNDOORA 3083	\$440,000	02/04/2025
2	106/26 Copernicus Cr BUNDOORA 3083	\$450,000	04/02/2025
3	610A/1095 Plenty Rd BUNDOORA 3083	\$455,000	31/01/2025

**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:

06/06/2025 13:36

 2   
  2   
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$430,000 - \$460,000

**Median Unit Price**

March quarter 2025: \$500,000

## Comparable Properties



**204/5 Zenith Rise BUNDOORA 3083 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 02/04/2025

**Property Type:** Apartment



**106/26 Copernicus Cr BUNDOORA 3083 (REI)**

Agent Comments

 2   
  2   
  2

**Price:** \$450,000

**Method:** Private Sale

**Date:** 04/02/2025

**Property Type:** Apartment



**610A/1095 Plenty Rd BUNDOORA 3083 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$455,000

**Method:** Private Sale

**Date:** 31/01/2025

**Property Type:** Apartment

Account - Love & Co



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