

## 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

108/36 COPERNICUS CRESCENT BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$460,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

204/5 ZENITH RISE BUNDOORA VIC 3083	\$440,000	02-Apr-25
209/36 COPERNICUS CRESCENT BUNDOORA VIC 3083	\$455,000	08-Jul-25
706A/1095 PLENTY ROAD BUNDOORA VIC 3083	\$492,000	29-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 04 September 2025



**204/5 ZENITH RISE BUNDOORA  
VIC 3083**

2 2 1

Sold Price **\$440,000** Sold Date **02-Apr-25**

Distance **0.18km**



**209/36 COPERNICUS CRESCENT  
BUNDOORA VIC 3083**

2 2 1

Sold Price **\$455,000** Sold Date **08-Jul-25**

Distance **0km**



**706A/1095 PLENTY ROAD  
BUNDOORA VIC 3083**

2 2 1

Sold Price <sup>RS</sup> **\$492,000** Sold Date **29-Aug-25**

Distance **0.45km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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