

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

201/50 JANEFIELD DRIVE BUNDOORA VIC 3083

Indicative selling price

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

Single Price

or range
between

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jul 2025

to

30 Jun 2026

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

G11/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$390,000	20-May-26
114/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$375,000	25-Mar-26
305/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$409,000	27-Mar-26

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: 24 July 2026


**G11/35 PRINCETON TERRACE
BUNDOORA VIC 3083**

 1
  1
  1

Sold Price **\$390,000** Sold Date **20-May-26**

Distance **0.07km**


**114/35 PRINCETON TERRACE
BUNDOORA VIC 3083**

 1
  1
  1

Sold Price **\$375,000** Sold Date **25-Mar-26**

Distance **0.07km**


**305/35 PRINCETON TERRACE
BUNDOORA VIC 3083**

 1
  1
  1

Sold Price **\$409,000** Sold Date **27-Mar-26**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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