

## 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

8/68 JANEFIELD DRIVE 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

or range  
between

\$415,000

&

\$445,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Oct 2024

to

30 Sep 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 3/23 PRINCETON TERRACE BUNDOORA VIC 3083 | \$440,000 | 23-Aug-25 |
| 1 FLYNN CLOSE BUNDOORA VIC 3083          | \$423,000 | 05-May-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: 01 October 2025

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### 3/23 PRINCETON TERRACE BUNDOORA VIC 3083

 2  1  1

Sold Price

<sup>RS</sup>

**\$440,000**

Sold Date

**23-Aug-25**

Distance

**0km**



### 1 FLYNN CLOSE BUNDOORA VIC 3083

 2  1  -

Sold Price

<sup>RS</sup>

**\$423,000**

Sold Date

**05-May-25**

Distance

**0.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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