

# 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 51 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)

Range between \$870,000 & \$940,000

### Median sale price

Median price \$705,000 Property Type Townhouse Suburb Bundoora

Period - From 17/03/2025 to 16/03/2026 Source Property Data

### 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	25 Manchester Cr BUNDOORA 3083	\$801,500	07/02/2026
2	30 Edinburgh Cirt BUNDOORA 3083	\$800,000	22/11/2025
3			

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: 17/03/2026 08:51

51 Janefield Drive, Bundoora Vic 3083

Greg Taylor  
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 4    2    2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$870,000 - \$940,000  
**Median Townhouse Price**  
17/03/2025 - 16/03/2026: \$705,000

## Comparable Properties



**25 Manchester Cr BUNDOORA 3083 (REI)**

Agent Comments

 3    2    4

**Price:** \$801,500  
**Method:** Auction Sale  
**Date:** 07/02/2026  
**Property Type:** Townhouse (Res)



**30 Edinburgh Cirt BUNDOORA 3083 (REI)**

Agent Comments

 3    2    1

**Price:** \$800,000  
**Method:** Sold Before Auction  
**Date:** 22/11/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 204 sqm approx

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.

Account - Jellis Craig | P: 03 9459 8111



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