

# 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 52 Windsor 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)

Range between \$830,000 & \$850,000

### Median sale price

Median price \$919,000 Property Type House Suburb Bundoora

Period - From 01/01/2026 to 31/03/2026 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	8 Windsor Cr BUNDOORA 3083	\$820,000	09/05/2026
2	23 Monckton Rd BUNDOORA 3083	\$859,000	13/12/2025
3	123 Cabernet Cr BUNDOORA 3083	\$830,000	06/12/2025

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:

22/05/2026 09:02

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**Property Type:** House (Res)  
**Land Size:** 538 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$830,000 - \$850,000  
**Median House Price**  
March quarter 2026: \$919,000

## Comparable Properties



**8 Windsor Cr BUNDOORA 3083 (REI)**

**Agent Comments**



**Price:** \$820,000  
**Method:** Auction Sale  
**Date:** 09/05/2026  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



**23 Monckton Rd BUNDOORA 3083 (REI/VG)**

**Agent Comments**



**Price:** \$859,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx



**123 Cabernet Cr BUNDOORA 3083 (REI/VG)**

**Agent Comments**



**Price:** \$830,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)  
**Land Size:** 562 sqm approx

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