

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

2 Edinburgh Circuit, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$760,000 & \$800,000

Median sale price

Median price \$713,750 Property Type Townhouse Suburb Bundoora

Period - From 04/05/2025 to 03/05/2026 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	19 Princeton Tce BUNDOORA 3083	\$810,000	11/04/2026
2	25 Manchester Cr BUNDOORA 3083	\$801,500	07/02/2026
3	18 Bradford Ridg BUNDOORA 3083	\$750,500	06/02/2026

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:

04/05/2026 17:25



Rooms: 4
Property Type: Townhouse
(Single)
Land Size: 194 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$800,000
Median Townhouse Price
04/05/2025 - 03/05/2026: \$713,750

Comparable Properties



19 Princeton Tce BUNDOORA 3083 (REI)

Agent Comments



Price: \$810,000
Method: Auction Sale
Date: 11/04/2026
Property Type: Townhouse (Single)
Land Size: 390 sqm approx



25 Manchester Cr BUNDOORA 3083 (REI/VG)

Agent Comments



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



18 Bradford Ridg BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$750,500
Method: Auction Sale
Date: 06/02/2026
Property Type: Townhouse (Res)
Land Size: 196 sqm approx