

## 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

43 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

\$700,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$901,000

Property type

House

Suburb

Bundoora

Period-from

01 Jun 2025

to

31 May 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

5 MANCHESTER CRESCENT BUNDOORA VIC 3083	\$700,000	26-May-26
18 BRADFORD RIDGE BUNDOORA VIC 3083	\$750,500	06-Feb-26
25 MANCHESTER CRESCENT BUNDOORA VIC 3083	\$801,500	07-Feb-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: 22 June 2026



**5 MANCHESTER CRESCENT  
BUNDOORA VIC 3083**

3 2 2

Sold Price

<sup>RS</sup>

**\$700,000**

Sold Date

**26-May-26**

Distance

**0km**



**18 BRADFORD RIDGE BUNDOORA  
VIC 3083**

3 2 2

Sold Price

**\$750,500**

Sold Date

**06-Feb-26**

Distance

**0km**



**25 MANCHESTER CRESCENT  
BUNDOORA VIC 3083**

3 2 2

Sold Price

**\$801,500**

Sold Date

**07-Feb-26**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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