

# 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 2/25 Princeton Terrace, 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 \$440,000 & \$480,000

### Median sale price

Median price \$450,000 Property type Unit Suburb Bundoora

Period - From 01/06/2025 to 31/05/2026 Source  PropTrack

### 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
110/34 Princeton Terrace, Bundoora, VIC 3083	\$464,000	19/01/2026
G02/40 Janefield Drive, Bundoora, VIC 3083	\$480,000	28/03/2026
111/14 Chancellor Avenue, Bundoora, VIC 3083	\$450,000	13/12/2025

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: 04/06/2026