

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

8 JONES COURT BUNDOORA VIC 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

Property type

House

Suburb

Bundoora

Period-from

01 Feb 2025

to

31 Jan 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

17 PRINCETON TERRACE BUNDOORA VIC 3083	\$761,000	04-Oct-25
1/14 LUCY COURT BUNDOORA VIC 3083	\$765,000	13-Dec-25

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: 04 February 2026

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**17 PRINCETON TERRACE
BUNDOORA VIC 3083**

 3  2  2

Sold Price **\$761,000** Sold Date **04-Oct-25**

Distance **1.84km**



**1/14 LUCY COURT BUNDOORA VIC
3083**

 3  1  1

Sold Price ^{RS} **\$765,000** Sold Date **13-Dec-25**

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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