

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

212/50 Janefield Drive, Bundoora Vic 3083

Indicative selling price

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

Range between

\$385,000

&

\$395,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Bundoora

Period - From

01/07/2025

to

30/09/2025

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	202/95 Janefield Dr BUNDOORA 3083	\$370,000	24/07/2025
2	8/87 Janefield Dr BUNDOORA 3083	\$428,000	16/07/2025
3	107/87 Janefield Dr BUNDOORA 3083	\$395,000	21/05/2025

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:

24/11/2025 15:29



 2  1  1

Property Type: Apartment

Agent Comments

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.

Indicative Selling Price

\$385,000 - \$395,000

Median Unit Price

September quarter 2025: \$560,000

Comparable Properties



202/95 Janefield Dr BUNDOORA 3083 (REI/VG)

Agent Comments

 2  1  1

Price: \$370,000
Method: Private Sale
Date: 24/07/2025
Property Type: Unit

8/87 Janefield Dr BUNDOORA 3083 (REI)

Agent Comments

 2  1  1

Price: \$428,000
Method: Private Sale
Date: 16/07/2025
Rooms: 3
Property Type: Apartment



107/87 Janefield Dr BUNDOORA 3083 (REI/VG)

Agent Comments

 2  1  1

Price: \$395,000
Method: Private Sale
Date: 21/05/2025
Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888