

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

19 Princeton Terrace, Bundoora Vic 3083

Indicative selling price

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

Range between \$790,000 & \$869,000

Median sale price

Median price \$950,000 Property Type House Suburb Bundoora

Period - From 01/10/2025 to 31/12/2025 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	52 Zara CI BUNDOORA 3083	\$880,000	12/12/2025
2	58 Zara CI BUNDOORA 3083	\$850,000	17/10/2025
3	17 Princeton Tce BUNDOORA 3083	\$761,000	04/10/2025

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:

12/02/2026 12:35

Maggie Sun
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Indicative Selling Price

\$790,000 - \$869,000

Median House Price

December quarter 2025: \$950,000



3 2 2

Property Type: House (Res)

Land Size: 390 sqm approx

Agent Comments

Comparable Properties



52 Zara CI BUNDOORA 3083 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000

Method: Sold Before Auction

Date: 12/12/2025

Property Type: House (Res)

Land Size: 271 sqm approx

58 Zara CI BUNDOORA 3083 (VG)

Agent Comments

3 - -

Price: \$850,000

Method: Sale

Date: 17/10/2025

Property Type: House (Res)

Land Size: 290 sqm approx

17 Princeton Tce BUNDOORA 3083 (REI/VG)

Agent Comments

3 2 2

Price: \$761,000

Method: Sold Before Auction

Date: 04/10/2025

Property Type: House (Res)

Land Size: 260 sqm approx

Account - VICPROP | P: 03 8888 1011



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