

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

102/40 JANEFIELD DRIVE 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

\$515,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Oct 2024

to

30 Sep 2025

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

5/66 GREENHILLS ROAD BUNDOORA VIC 3083	\$530,000	29-Jul-25
208/40 JANEFIELD DRIVE BUNDOORA VIC 3083	\$515,000	11-Jul-25
207/40 JANEFIELD DRIVE BUNDOORA VIC 3083	\$515,000	13-May-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: 24 October 2025

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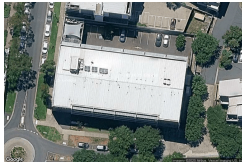


**5/66 GREENHILLS ROAD
BUNDOORA VIC 3083**

 1  -  1

Sold Price **\$530,000** Sold Date **29-Jul-25**

Distance **1.76km**

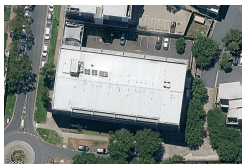


**208/40 JANEFIELD DRIVE
BUNDOORA VIC 3083**

 2  -  -

Sold Price **\$515,000** Sold Date **11-Jul-25**

Distance **0km**



**207/40 JANEFIELD DRIVE
BUNDOORA VIC 3083**

 1  2  -

Sold Price Sold Date **13-May-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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