

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

203/34 PRINCETON TERRACE 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Sep 2025

to

31 Aug 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

102/34 PRINCETON TERRACE BUNDOORA VIC 3083	\$387,000	22-Jun-26
G11/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$390,000	20-May-26
305/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$409,000	27-Mar-26

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: 08 September 2026



**102/34 PRINCETON TERRACE
BUNDOORA VIC 3083**

 1  1  1

Sold Price

\$387,000

Sold Date

22-Jun-26

Distance

0km



**G11/35 PRINCETON TERRACE
BUNDOORA VIC 3083**

 1  1  1

Sold Price

\$390,000

Sold Date

20-May-26

Distance

0.12km



**305/35 PRINCETON TERRACE
BUNDOORA VIC 3083**

 1  1  1

Sold Price

\$409,000

Sold Date

27-Mar-26

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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