

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 52 Windsor Crescent, Bundoora Vic 3083

Indicative selling price

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

Range between \$850,000 & \$880,000

Median sale price

Median price \$919,000 Property Type House Suburb Bundoora

Period - From 01/01/2026 to 31/03/2026 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	5 Shiraz Ct BUNDOORA 3083	\$880,000	08/02/2026
2	10 Darren Av BUNDOORA 3083	\$866,000	02/02/2026
3	23 Monckton Rd BUNDOORA 3083	\$859,000	13/12/2025

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: 04/05/2026 15:46

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Property Type: House (Res)
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$880,000
Median House Price
March quarter 2026: \$919,000

Comparable Properties



5 Shiraz Ct BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 08/02/2026
Property Type: House
Land Size: 635 sqm approx



10 Darren Av BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$866,000
Method: Sold Before Auction
Date: 02/02/2026
Property Type: House (Res)
Land Size: 536 sqm approx



23 Monckton Rd BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$859,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 535 sqm approx

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