

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

3/2 Kandanga Grove, Bulleen Vic 3105

Indicative selling price

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

Single price

\$435,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Bulleen

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	5/2 Kandanga Gr BULLEEN 3105	\$440,000	08/10/2025
2	4/30 Doyle St BULLEEN 3105	\$550,000	22/08/2025
3			

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.

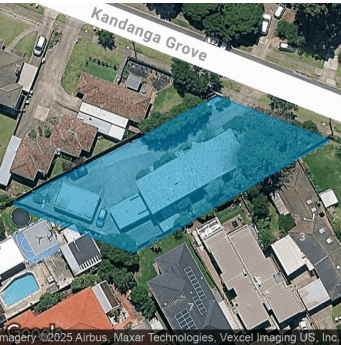
This Statement of Information was prepared on:

08/10/2025 19:45

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Indicative Selling Price
\$435,000

Median Unit Price
September quarter 2025: \$800,000



 2  1  1

Property Type: Apartment
Agent Comments

Comparable Properties

5/2 Kandanga Gr BULLEEN 3105 (REI)

Agent Comments

 2  1  1

Price: \$440,000
Method: Private Sale
Date: 08/10/2025
Property Type: Apartment



4/30 Doyle St BULLEEN 3105 (REI)

Agent Comments

 2  1  2

Price: \$550,000
Method: Private Sale
Date: 22/08/2025
Property Type: Unit

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.

Account - Barry Plant | P: 03 9842 8888



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