

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

2/15 Moresby Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$1,090,000

Property Type

Townhouse

Suburb

Bulleen

Period - From

24/11/2024

to

23/11/2025

Source

Property Data

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	16 Somerville St DONCASTER 3108	\$1,700,000	06/09/2025
2	16 Stanley St BULLEEN 3105	\$1,610,000	20/07/2025
3	60 Summit Dr BULLEEN 3105	\$1,743,500	12/07/2025

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:

24/11/2025 14:20



 4  4  2

Property Type: Townhouse
Land Size: 435 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median Townhouse Price
24/11/2024 - 23/11/2025: \$1,090,000

Comparable Properties



16 Somerville St DONCASTER 3108 (REI)

Agent Comments

 4  4  2

Price: \$1,700,000
Method: Private Sale
Date: 06/09/2025
Property Type: House



16 Stanley St BULLEEN 3105 (REI)

Agent Comments

 4  4  2

Price: \$1,610,000
Method: Private Sale
Date: 20/07/2025
Property Type: House (Res)



60 Summit Dr BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,743,500
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 357 sqm approx

Account - Barry Plant | P: 03 9842 8888