

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

11 Bourke Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,125,000

Property Type Townhouse

Suburb Bulleen

Period - From 25/11/2024

to

24/11/2025

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	22 Wellington St TEMPLESTOWE LOWER 3107	\$1,586,000	02/08/2025
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:

25/11/2025 16:14

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median Townhouse Price

25/11/2024 - 24/11/2025: \$1,125,000

 4  3  2

Property Type: Townhouse

Land Size: 248 sqm approx

Agent Comments

Comparable Properties



22 Wellington St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,586,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

Land Size: 333 sqm approx



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