

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
1/29 Warringal Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,070,000 Property Type Townhouse Suburb Bulleen
Period - From 14/01/2025 to 13/01/2026 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	4 Harold St BULLEEN 3105	\$1,080,000	24/12/2025
2	4 Prospect Rd BULLEEN 3105	\$1,400,000	28/10/2025
3	1/11 Valentine St BULLEEN 3105	\$1,300,000	10/10/2025

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:

14/01/2026 10:41



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3



2

Property Type: Townhouse

Land Size: 293 sqm approx

Agent Comments

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

14/01/2025 - 13/01/2026: \$1,070,000

Comparable Properties



4 Harold St BULLEEN 3105 (REI)



4



2



2

Agent Comments

Price: \$1,080,000

Method: Private Sale

Date: 24/12/2025

Property Type: Townhouse (Single)



4 Prospect Rd BULLEEN 3105 (REI)



4



3



2

Agent Comments

Price: \$1,400,000

Method: Private Sale

Date: 28/10/2025

Property Type: House



1/11 Valentine St BULLEEN 3105 (REI)



4



2



2

Agent Comments

Price: \$1,300,000

Method: Private Sale

Date: 10/10/2025

Property Type: Townhouse (Res)

Land Size: 289 sqm approx

Account - Barry Plant | P: 03 9842 8888