

# 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

2A Gilbert Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,180,000

&

\$1,280,000

### Median sale price

Median price

\$1,070,000

Property Type

Townhouse

Suburb

Bulleen

Period - From

19/01/2025

to

18/01/2026

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	1/49 John St TEMPLESTOWE LOWER 3107	\$1,288,000	06/12/2025
2	2/41 John St TEMPLESTOWE LOWER 3107	\$1,290,000	06/12/2025
3	1/31 Westwood Dr BULLEEN 3105	\$1,160,000	22/11/2025

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:

19/01/2026 13:55

Mark Di Giulio

9842 8888

0407 863 179

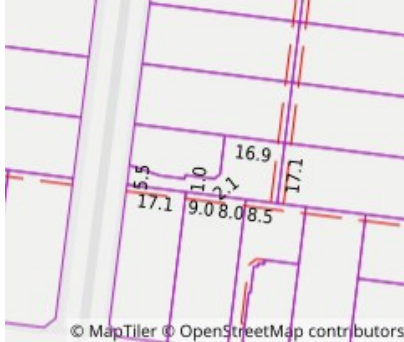
mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$1,180,000 - \$1,280,000

**Median Townhouse Price**

19/01/2025 - 18/01/2026: \$1,070,000



 3  2  2

**Property Type:** Townhouse

**Land Size:** 401 sqm approx

Agent Comments

## Comparable Properties



**1/49 John St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,288,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 242 sqm approx



**2/41 John St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,290,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** Townhouse (Res)



**1/31 Westwood Dr BULLEEN 3105 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 221 sqm approx

**Account - Barry Plant** | P: 03 9842 8888