

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

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



Property Type: Townhouse
Land Size: 401 sqm approx

Agent Comments

Mark Di Giulio
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Indicative Selling Price

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

Median Townhouse Price

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

Comparable Properties



1/49 John St TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,288,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)
Land Size: 242 sqm approx

Agent Comments



2/41 John St TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,290,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)

Agent Comments



1/31 Westwood Dr BULLEEN 3105 (REI)



Price: \$1,160,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)
Land Size: 221 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888