

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 9 Kathleen Grove, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,600,000 & \$1,690,000

Median sale price

Median price \$1,305,000 Property Type House Suburb Bulleen

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	23 Tullamore Av DONCASTER 3108	\$1,638,000	27/03/2026
2	7 Mincha Av TEMPLESTOWE LOWER 3107	\$1,500,000	04/02/2026
3	4 Belmain Ct BULLEEN 3105	\$1,520,000	14/11/2025

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.~~

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Indicative Selling Price

\$1,600,000 - \$1,690,000

Median House Price

March quarter 2026: \$1,305,000



 6  2  1

Property Type: House

Land Size: 690 sqm approx

Agent Comments

Comparable Properties



23 Tullamore Av DONCASTER 3108 (REI)

Agent Comments

 5  2  4

Price: \$1,638,000

Method: Private Sale

Date: 27/03/2026

Property Type: House (Res)

Land Size: 694 sqm approx



7 Mincha Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  2  2

Price: \$1,500,000

Method: Private Sale

Date: 04/02/2026

Property Type: House (Res)

Land Size: 721 sqm approx



4 Belmain Ct BULLEEN 3105 (REI)

Agent Comments

 6  3  2

Price: \$1,520,000

Method: Private Sale

Date: 14/11/2025

Property Type: House (Res)

Land Size: 780 sqm approx

Account - Barry Plant | P: 03 9842 8888