

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

51a Estelle Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$1,160,000 Property Type Townhouse Suburb Bulleen

Period - From 17/08/2025 to 16/08/2026 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	1/3 Rae St TEMPLESTOWE LOWER 3107	\$799,000	24/05/2026
2	2/32 Marjorie Cl BULLEEN 3105	\$780,000	22/05/2026
3	2 Prospect Rd BULLEEN 3105	\$885,000	28/03/2026

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:

17/08/2026 21:31

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Indicative Selling Price

\$820,000 - \$880,000

Median Townhouse Price

17/08/2025 - 16/08/2026: \$1,160,000


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Property Type: Townhouse**Land Size:** 374 sqm approx**Agent Comments**

Comparable Properties

**1/3 Rae St TEMPLESTOWE LOWER 3107 (REI)****Agent Comments**
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Price: \$799,000**Method:** Private Sale**Date:** 24/05/2026**Property Type:** Unit**Land Size:** 339 sqm approx**2/32 Marjorie CI BULLEEN 3105 (REI)****Agent Comments**
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Price: \$780,000**Method:** Sold Before Auction**Date:** 22/05/2026**Property Type:** Unit**Land Size:** 223 sqm approx**2 Prospect Rd BULLEEN 3105 (REI)****Agent Comments**
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Price: \$885,000**Method:** Auction Sale**Date:** 28/03/2026**Property Type:** House (Res)**Land Size:** 446 sqm approx**Account - Barry Plant** | P: 03 9842 8888