

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

6 Bourke Street, Bulleen Vic 3105

Indicative selling price

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

Range between

\$1,200,000

&

\$1,250,000

Median sale price

Median price

\$1,275,000

Property Type

House

Suburb

Bulleen

Period - From

01/04/2026

to

30/06/2026

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	16 Yarraleen PI BULLEEN 3105	\$1,592,000	27/06/2026
2	55 Jacana Av TEMPLESTOWE LOWER 3107	\$1,400,000	18/04/2026
3	8 Gisborne St BULLEEN 3105	\$1,200,000	14/03/2026

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.~~

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Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

June quarter 2026: \$1,275,000



 3  3  2

Property Type: House

Land Size: 399 sqm approx

Agent Comments

Comparable Properties



16 Yarraleen PI BULLEEN 3105 (REI)

Agent Comments

 3  3  2

Price: \$1,592,000

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)



55 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,400,000

Method: Auction Sale

Date: 18/04/2026

Rooms: 5

Property Type: House (Res)

Land Size: 809 sqm approx



8 Gisborne St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Auction Sale

Date: 14/03/2026

Rooms: 5

Property Type: House (Res)

Land Size: 476 sqm approx

Account - Barry Plant | P: 03 9842 8888