Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 17/11/2026

Property offered for sale

Address
Including suburb and postcode: 40 Rocklea Road, Bulleen Vic 3105

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	1	180	822

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price $1,168,000 or Range between _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,300,000 Property type House Suburb Bulleen

Period: from 17/11/2025 to 16/11/2026 Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	37 Golden Way BULLEEN 3105		
Sale price	$1,433,000	Date of sale	19/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	358	743

Comparable property 2

Address	5 Glencester Ct BULLEEN 3105		
Sale price	$1,270,000	Date of sale	06/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	233	727

Comparable property 3

Address	50 Golden Way BULLEEN 3105		
Sale price	$1,240,000	Date of sale	26/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	4	3	N/A	666

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price $1,120,000 Unconditional sale date 17/11/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=dbddb731e1fa2e3611357c2247b29b63

40 Rocklea Road, Bulleen Vic 3105

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4 2 1

Property Type: House (Res)
Land Size: 822 sqm approx

Agent Comments

Indicative Selling Price
$1,168,000
Median House Price
17/11/2025 - 16/11/2026: $1,300,000

Comparable Properties



37 Golden Way BULLEEN 3105 (REI)

4 2 2

Price: $1,433,000
Method: Private Sale
Date: 19/10/2026
Property Type: House (Res)
Land Size: 743 sqm approx

Agent Comments



5 Glencester Ct BULLEEN 3105 (REI)

4 2 2

Price: $1,270,000
Method: Private Sale
Date: 06/10/2026
Property Type: House (Res)
Land Size: 727 sqm approx

Agent Comments



50 Golden Way BULLEEN 3105 (REI)

5 4 3

Price: $1,240,000
Method: Private Sale
Date: 26/09/2026
Property Type: House (Res)
Land Size: 666 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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