

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

17 Allen Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,750,000

&

\$1,880,000

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	16a Orion St BALWYN NORTH 3104	\$1,725,000	14/04/2026
2	22 Fintonia St BALWYN NORTH 3104	\$1,860,000	28/03/2026
3	36a Marcus Rd TEMPLESTOWE LOWER 3107	\$1,888,888	28/02/2026

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:

14/07/2026 12:35



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,880,000

Median House Price

June quarter 2026: \$1,275,000

Comparable Properties



16a Orion St BALWYN NORTH 3104 (REI)

Agent Comments

 4  3  2

Price: \$1,725,000

Method: Private Sale

Date: 14/04/2026

Property Type: House (Res)



22 Fintonia St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,860,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 308 sqm approx



36a Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,888,888

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 373 sqm approx

Account - Barry Plant | P: 03 9842 8888