

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

4 Apex Crescent, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,300,000

&

\$1,390,000

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	20 Milsom Av TEMPLESTOWE LOWER 3107	\$1,330,000	06/01/2026
2	22 Milsom Av TEMPLESTOWE LOWER 3107	\$1,550,000	10/12/2025
3	31 Caroline Dr TEMPLESTOWE LOWER 3107	\$1,425,000	19/11/2025

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.~~

This Statement of Information was prepared on:

06/05/2026 10:53

Mark Di Giulio
9842 8888
0407 863 179
mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,300,000 - \$1,390,000

Median House Price

March quarter 2026: \$1,305,000



4 2 2

Property Type: House

Land Size: 1159 sqm approx

Agent Comments

Comparable Properties



20 Milsom Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,330,000

Method: Private Sale

Date: 06/01/2026

Property Type: House

Land Size: 901 sqm approx



22 Milsom Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 3

Price: \$1,550,000

Method: Private Sale

Date: 10/12/2025

Property Type: House

Land Size: 1042 sqm approx



31 Caroline Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 1 2

Price: \$1,425,000

Method: Private Sale

Date: 19/11/2025

Property Type: House

Land Size: 914 sqm approx

Account - Barry Plant | P: 03 9842 8888