

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

7a Austin Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$988,000 & \$1,068,000

Median sale price

Median price \$936,000 Property Type Unit 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	2/1 Warringal St BULLEEN 3105	\$1,050,000	07/02/2026
2	2/7 Ronald Av BULLEEN 3105	\$1,020,000	03/02/2026
3	1/5 Montgomery PI BULLEEN 3105	\$1,055,000	15/10/2025

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: 27/04/2026 11:14



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Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$988,000 - \$1,068,000
Median Unit Price
March quarter 2026: \$936,000

Comparable Properties



2/1 Warringal St BULLEEN 3105 (REI/VG)

Agent Comments

3 2 2

Price: \$1,050,000
Method: Auction Sale
Date: 07/02/2026
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 223 sqm approx



2/7 Ronald Av BULLEEN 3105 (REI)

Agent Comments

3 2 2

Price: \$1,020,000
Method: Private Sale
Date: 03/02/2026
Property Type: Townhouse (Res)

1/5 Montgomery Pl BULLEEN 3105 (VG)

Agent Comments

3 - -

Price: \$1,055,000
Method: Sale
Date: 15/10/2025
Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9842 8888