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 $899,000 & $988,000

Median sale price

Median price $1,080,000 Property Type Townhouse Suburb Bulleen

Period - From 12/05/2025 to 11/05/2026 Source Property Data

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 Pl 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: 12/05/2026 11:23

7a Austin Street, Bulleen Vic 3105

BARRYPLANT



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$899,000 - $988,000
Median Townhouse Price
12/05/2025 - 11/05/2026: $1,080,000

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.

Comparable Properties



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

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

Agent Comments



2/7 Ronald Av BULLEEN 3105 (REI/VG)

3 2 2

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

Agent Comments

1/5 Montgomery Pl BULLEEN 3105 (VG)

3 - -

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

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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