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	3 Birrarrung Court, Bulleen Vic 3105

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,335,000 Property Type House Suburb Bulleen

Period - From 01/07/2025 to 30/09/2025 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	19 William St BULLEEN 3105	$1,661,000	20/09/2025
2	12 Morang Av TEMPLESTOWE LOWER 3107	$1,725,000	20/09/2025
3	9 Tanami Ct BULLEEN 3105	$1,700,000	16/08/2025

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: 21/10/2025 13:36

3 Birrarrung Court, Bulleen Vic 3105

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



4 2 2

Property Type: House
Land Size: 341 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
September quarter 2025: $1,335,000

Comparable Properties



19 William St BULLEEN 3105 (REI)

4 3 2

Price: $1,661,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)
Land Size: 279 sqm approx

Agent Comments



12 Morang Av TEMPLESTOWE LOWER 3107 (REI)

4 3 2

Price: $1,725,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)
Land Size: 369 sqm approx

Agent Comments



9 Tanami Ct BULLEEN 3105 (REI)

4 3 2

Price: $1,700,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)

Agent Comments

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