

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

11B Bourke Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$1,080,000

Property Type Townhouse

Suburb Bulleen

Period - From 26/02/2025

to

25/02/2026

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	1/29 Warringal St BULLEEN 3105	\$1,375,000	14/02/2026
2	4 Prospect Rd BULLEEN 3105	\$1,400,000	28/10/2025
3	9 Hotham St TEMPLESTOWE LOWER 3107	\$1,635,000	25/10/2025

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:

26/02/2026 12:14

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,380,000 - \$1,480,000

Median Townhouse Price

26/02/2025 - 25/02/2026: \$1,080,000



 4  3  1

Property Type: Townhouse

Land Size: 231 sqm approx

Agent Comments

Comparable Properties



1/29 Warringal St BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,375,000

Method: Auction Sale

Date: 14/02/2026

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 293 sqm approx



4 Prospect Rd BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,400,000

Method: Private Sale

Date: 28/10/2025

Property Type: House



9 Hotham St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,635,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 350 sqm approx

Account - Barry Plant | P: 03 9842 8888