

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

218 Bulleen Road, Bulleen Vic 3105

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,380,000

Property Type

House

Suburb

Bulleen

Period - From

01/04/2025

to

30/06/2025

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	153 Manningham Rd BULLEEN 3105	\$1,120,000	30/08/2025
2	214 Templestowe Rd TEMPLESTOWE LOWER 3107	\$1,115,000	31/07/2025
3	1 Elizabeth St BULLEEN 3105	\$1,550,000	19/07/2025

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:

30/09/2025 16:34

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2025: \$1,380,000



2
 1
 1

Property Type: House**Land Size:** 742 sqm approx

Agent Comments

Comparable Properties

**153 Manningham Rd BULLEEN 3105 (REI)**

Agent Comments

3
 2
 3

Price: \$1,120,000**Method:** Auction Sale**Date:** 30/08/2025**Property Type:** House (Res)**Land Size:** 669 sqm approx**214 Templestowe Rd TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

3
 1
 1

Price: \$1,115,000**Method:** Sold Before Auction**Date:** 31/07/2025**Property Type:** House (Res)**Land Size:** 796 sqm approx**1 Elizabeth St BULLEEN 3105 (REI)**

Agent Comments

3
 2
 1

Price: \$1,550,000**Method:** Auction Sale**Date:** 19/07/2025**Property Type:** House (Res)**Land Size:** 1011 sqm approx

Account - Barry Plant | P: 03 9842 8888