Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 04/11/2026

Property offered for sale

Address
Including suburb and postcode: 3 Cuthbert Street, Bulleen Vic 3105

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	4	197.34	604

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $1,200,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: $1,200,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,300,000 Property type: House Suburb: Bulleen

Period: from 04/11/2025 to 03/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	2 Dove Ct TEMPLESTOWE LOWER 3107		
Sale price	$1,241,000	Date of sale	26/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	3	2	161	804

Comparable property 2

Address	33 Astley St TEMPLESTOWE LOWER 3107		
Sale price	$1,170,000	Date of sale	23/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	150	725

Comparable property 3

Address	120 Swanston St TEMPLESTOWE LOWER 3107		
Sale price	$1,266,000	Date of sale	26/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	4	144	654

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=1f449269d9ad152f38536c0f2fa9b581

3 Cuthbert Street, Bulleen Vic 3105

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



4 2 4

Property Type: House
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000
Median House Price
04/11/2025 - 03/11/2026: $1,300,000

Comparable Properties



2 Dove Ct TEMPLESTOWE LOWER 3107 (REI)

4 3 2

Price: $1,241,000
Method: Auction Sale
Date: 26/09/2026
Property Type: House (Res)
Land Size: 804 sqm approx

Agent Comments



33 Astley St TEMPLESTOWE LOWER 3107 (REI)

4 2 2

Price: $1,170,000
Method: Private Sale
Date: 23/07/2026
Property Type: House
Land Size: 725 sqm approx

Agent Comments



120 Swanston St TEMPLESTOWE LOWER 3107 (REI)

4 2 4

Price: $1,266,000
Method: Private Sale
Date: 26/06/2026
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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