

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

4/1 Derreck Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between \$895,000 & \$980,000

Median sale price

Median price \$1,160,000 Property Type Townhouse Suburb Bulleen

Period - From 03/08/2025 to 02/08/2026 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	7a Austin St BULLEEN 3105	\$1,040,000	23/05/2026
2	2/7 Ronald Av BULLEEN 3105	\$1,020,000	03/02/2026
3	1/244 Thompsons Rd TEMPLESTOWE LOWER 3107	\$905,000	09/01/2026

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: 03/08/2026 14:57



3
 2
 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$895,000 - \$980,000

Median Townhouse Price

03/08/2025 - 02/08/2026: \$1,160,000

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



7a Austin St BULLEEN 3105 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,040,000

Method: Auction Sale

Date: 23/05/2026

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 387 sqm approx



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

Agent Comments

3
 2
 2

Price: \$1,020,000

Method: Private Sale

Date: 03/02/2026

Property Type: Townhouse (Res)



1/244 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3
 1
 1

Price: \$905,000

Method: Private Sale

Date: 09/01/2026

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888