

# 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

1/2 Dumossa Avenue, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$936,000

Property Type Unit

Suburb Bulleen

Period - From 01/01/2026

to 31/03/2026

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 | 8 Gisborne St BULLEEN 3105          | \$1,200,000 | 14/03/2026   |
| 2 | 2/1 Warringal St BULLEEN 3105       | \$1,050,000 | 07/02/2026   |
| 3 | 3 Riordan PI TEMPLESTOWE LOWER 3107 | \$1,310,000 | 15/11/2025   |

**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:

22/04/2026 07:13

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

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median Unit Price**  
March quarter 2026: \$936,000



 3    2    1

**Property Type:** Unit  
**Land Size:** 297 sqm approx  
**Agent Comments**

## Comparable Properties



**8 Gisborne St BULLEEN 3105 (REI)**

[Agent Comments](#)

 3    2    2

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 476 sqm approx



**2/1 Warringal St BULLEEN 3105 (REI)**

[Agent Comments](#)

 3    2    2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 07/02/2026  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 223 sqm approx



**3 Riordan PI TEMPLESTOWE LOWER 3107 (REI)**

[Agent Comments](#)

 3    2    2

**Price:** \$1,310,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** House (Res)

Account - Barry Plant | P: 03 9842 8888