

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

Single price \$938,000

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	7a Austin St BULLEEN 3105	\$1,040,000	23/05/2026
2	2/9-11 Rosebank Tce TEMPLESTOWE LOWER 3107	\$971,888	21/05/2026
3	2/1 Warringal St BULLEEN 3105	\$1,050,000	07/02/2026

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:

23/06/2026 14:22

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 3  2  1

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

Indicative Selling Price
\$938,000
Median Unit Price
March quarter 2026: \$936,000

Comparable Properties



7a Austin St BULLEEN 3105 (REI)

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



2/9-11 Rosebank Tce TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$971,888
Method: Private Sale
Date: 21/05/2026
Property Type: Townhouse (Single)



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

Account - Barry Plant | P: 03 9842 8888