

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
29 Estelle Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,401,500 Property Type House Suburb Bulleen
Period - From 01/10/2025 to 31/12/2025 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	29 Lilian St BULLEEN 3105	\$1,340,000	18/12/2025
2	25 Fuller St BULLEEN 3105	\$1,375,000	04/12/2025
3	17 Alison Av BULLEEN 3105	\$1,370,000	29/11/2025

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:

16/01/2026 13:22



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2



2

Property Type: House**Land Size:** 580 sqm approx**Agent Comments****Indicative Selling Price**

\$1,350,000 - \$1,450,000

Median House Price

December quarter 2025: \$1,401,500

Comparable Properties

**29 Lilian St BULLEEN 3105 (REI)**

4



3



2

Price: \$1,340,000**Method:** Auction Sale**Date:** 18/12/2025**Property Type:** House (Res)**Land Size:** 604 sqm approx**Agent Comments****25 Fuller St BULLEEN 3105 (REI)**

4



1



3

Price: \$1,375,000**Method:** Sold Before Auction**Date:** 04/12/2025**Property Type:** House (Res)**Land Size:** 627 sqm approx**Agent Comments****17 Alison Av BULLEEN 3105 (REI)**

4



2



2

Price: \$1,370,000**Method:** Auction Sale**Date:** 29/11/2025**Property Type:** House (Res)**Land Size:** 562 sqm approx**Agent Comments****Account - Barry Plant | P: 03 9874 3355**