

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 27 Flinders Street, Bulleen Vic 3105
Including suburb and postcode

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 \$1,335,000 Property Type House Suburb Bulleen
Period - From 01/07/2025 to 30/09/2025 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	40 Flinders St BULLEEN 3105	\$1,325,000	24/11/2025
3	42 Flinders St BULLEEN 3105	\$1,570,000	06/09/2025

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:

22/12/2025 18:53

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Property Type: House
Land Size: 557 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
September quarter 2025: \$1,335,000

Comparable Properties



29 Lilian St BULLEEN 3105 (REI)



Price: \$1,340,000
Method: Auction Sale
Date: 18/12/2025
Property Type: House (Res)

[Agent Comments](#)



40 Flinders St BULLEEN 3105 (REI)



Price: \$1,325,000
Method: Private Sale
Date: 24/11/2025
Property Type: House
Land Size: 584 sqm approx

[Agent Comments](#)



42 Flinders St BULLEEN 3105 (REI)



Price: \$1,570,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 668 sqm approx

[Agent Comments](#)

Account - Barry Plant | P: 03 9842 8888