

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 37 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 \$1,280,000 & \$1,380,000

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	26 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,230,000	03/12/2025
2	40 Flinders St BULLEEN 3105	\$1,325,000	24/11/2025
3	20 Jacana Av TEMPLESTOWE LOWER 3107	\$1,390,000	25/10/2025

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:

19/12/2025 23:59



Property Type: House
Land Size: 758 sqm approx

Agent Comments

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

Indicative Selling Price

\$1,280,000 - \$1,380,000

Median House Price

September quarter 2025: \$1,335,000

Comparable Properties



26 Marcus Rd TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,230,000
Method: Private Sale
Date: 03/12/2025
Property Type: House (Res)
Land Size: 715 sqm approx

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



20 Jacana Av TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,390,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888