

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

2 Gilbert Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,295,000 & \$1,395,000

Median sale price

Median price \$1,060,000 Property Type Townhouse Suburb Bulleen

Period - From 08/04/2025 to 07/04/2026 Source Property Data

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	1a Mayfair Av TEMPLESTOWE LOWER 3107	\$1,300,000	26/03/2026
2	1 Irene Ct DONCASTER 3108	\$1,390,000	14/02/2026
3	2a Gilbert St BULLEEN 3105	\$1,400,000	14/02/2026

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: 08/04/2026 10:43



 4  2  2

Property Type: Townhouse

Land Size: 328 sqm approx

Agent Comments

Indicative Selling Price

\$1,295,000 - \$1,395,000

Median Townhouse Price

08/04/2025 - 07/04/2026: \$1,060,000

Comparable Properties



1a Mayfair Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Sold Before Auction

Date: 26/03/2026

Property Type: House (Res)

Land Size: 296 sqm approx



1 Irene Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,390,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 312 sqm approx



2a Gilbert St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,400,000

Method: Auction Sale

Date: 14/02/2026

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 401 sqm approx

Account - Barry Plant | P: 03 9842 8888