

# 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

25 Gisborne Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,305,000 Property Type House 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	105 Swanston St TEMPLESTOWE LOWER 3107	\$1,160,000	14/02/2026
2	39 Victoria St BULLEEN 3105	\$1,180,000	28/01/2026
3	6 Mincha Av TEMPLESTOWE LOWER 3107	\$1,085,000	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:

08/04/2026 20:01

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



 4    3    2

**Property Type:** House  
**Land Size:** 557 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2026: \$1,305,000

## Comparable Properties



**105 Swanston St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4    1    1

**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx



**39 Victoria St BULLEEN 3105 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 28/01/2026  
**Property Type:** House (Res)  
**Land Size:** 555 sqm approx



**6 Mincha Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4    1    4

**Price:** \$1,085,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx

**Account - Barry Plant | P: 03 9842 8888**