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	33 Harold Street, Bulleen Vic 3105

Indicative selling price

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

Single price $1,245,000

Median sale price

Median price $1,275,000 Property Type House Suburb Bulleen

Period - From 01/04/2026 to 30/06/2026 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	28 Bryson Gr TEMPLESTOWE LOWER 3107	$1,230,000	16/06/2026
2	13 Lindsay St BULLEEN 3105	$1,185,000	12/06/2026
3	13 Walter St BULLEEN 3105	$1,265,000	28/03/2026

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: 14/07/2026 20:56

33 Harold Street, Bulleen Vic 3105

BARRYPLANT

Mark Di Giulio
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3 1 2

Property Type: House
Land Size: 943 sqm approx

Agent Comments

Indicative Selling Price
$1,245,000
Median House Price
June quarter 2026: $1,275,000

Comparable Properties



28 Bryson Gr TEMPLESTOWE LOWER 3107 (REI)

3 2 4

Price: $1,230,000
Method: Private Sale
Date: 16/06/2026
Property Type: House
Land Size: 780 sqm approx

Agent Comments



13 Lindsay St BULLEEN 3105 (REI)

3 1 2

Price: $1,185,000
Method: Private Sale
Date: 12/06/2026
Property Type: House
Land Size: 729 sqm approx

Agent Comments



13 Walter St BULLEEN 3105 (REI)

3 1 1

Price: $1,265,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 820 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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