

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 Hillside Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,190,000 & \$1,290,000

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	5 Amberley Ct BULLEEN 3105	\$1,310,000	13/03/2026
2	5 Helene St BULLEEN 3105	\$1,300,000	14/03/2026
3	16 Nirvana Cr BULLEEN 3105	\$1,192,000	14/03/2026

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:

14/04/2026 12:05

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Indicative Selling Price

\$1,190,000 - \$1,290,000

Median House Price

March quarter 2026: \$1,305,000



Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties

5 Amberley Ct BULLEEN 3105 (REI)

Agent Comments



Price: \$1,310,000

Method:

Date: 13/03/2026

Property Type: House



5 Helene St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 628 sqm approx



16 Nirvana Cr BULLEEN 3105 (REI)

Agent Comments



Price: \$1,192,000

Method: Auction Sale

Date: 14/03/2026

Rooms: 4

Property Type: House (Res)

Land Size: 604 sqm approx

Account - Barry Plant | P: 03 9842 8888