

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

16 Kenneth Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$990,000 & \$1,089,000

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	90 Thompsons Rd BULLEEN 3105	\$855,000	28/03/2026
2	14 Prospect Rd BULLEEN 3105	\$1,005,000	23/03/2026
3	5 Kenneth St BULLEEN 3105	\$1,119,000	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:

15/04/2026 09:31

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Indicative Selling Price
\$990,000 - \$1,089,000
Median House Price
March quarter 2026: \$1,305,000



Property Type: House
Land Size: 629 sqm approx
Agent Comments

Comparable Properties



90 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$855,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 507 sqm approx



14 Prospect Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$1,005,000
Method: Private Sale
Date: 23/03/2026
Property Type: House (Res)
Land Size: 605 sqm approx



5 Kenneth St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,119,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 636 sqm approx

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