

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

74 Latrobe Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$980,000

&

\$1,078,000

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	11 Millicent Av BULLEEN 3105	\$920,000	08/09/2026
2	4 Apex Cr BULLEEN 3105	\$1,100,000	31/08/2026
3	25 Gisborne St BULLEEN 3105	\$1,086,000	02/05/2026

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:

08/09/2026 13:29

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Indicative Selling Price

\$980,000 - \$1,078,000

Median House Price

June quarter 2026: \$1,275,000



 4  2  3

Property Type: House

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



11 Millicent Av BULLEEN 3105 (REI)

Agent Comments

 4  1  2

Price: \$920,000

Method: Sold Before Auction

Date: 08/09/2026

Property Type: House

Land Size: 690 sqm approx



4 Apex Cr BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000

Method: Private Sale

Date: 31/08/2026

Property Type: House (Res)

Land Size: 1159 sqm approx



25 Gisborne St BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,086,000

Method: Auction Sale

Date: 02/05/2026

Rooms: 7

Property Type: House (Res)

Land Size: 557 sqm approx

Account - Barry Plant | P: 03 9842 8888