

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 86 Latrobe Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,290,000 & \$1,390,000

Median sale price

Median price \$1,070,000 Property Type Townhouse Suburb Bulleen

Period - From 20/04/2025 to 19/04/2026 Source Property Data

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 | 15 Chateau Rise BULLEEN 3105 | \$1,475,000 | 12/03/2026 |
| 2 | 27 Marjorie CI BULLEEN 3105 | \$1,267,500 | 24/02/2026 |
| 3 | 1/29 Warringal St BULLEEN 3105 | \$1,375,000 | 14/02/2026 |

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: 20/04/2026 21:02

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Indicative Selling Price

\$1,290,000 - \$1,390,000

Median Townhouse Price

20/04/2025 - 19/04/2026: \$1,070,000


Property Type: Townhouse**Land Size:** 385 sqm approx

Agent Comments

Comparable Properties

**15 Chateau Rise BULLEEN 3105 (REI)**

Agent Comments

Price: \$1,475,000**Method:** Private Sale**Date:** 12/03/2026**Property Type:** House (Res)**Land Size:** 343 sqm approx**27 Marjorie CI BULLEEN 3105 (REI)**

Agent Comments

Price: \$1,267,500**Method:** Private Sale**Date:** 24/02/2026**Rooms:** 6**Property Type:** Townhouse (Res)**Land Size:** 256 sqm approx**1/29 Warringal St BULLEEN 3105 (REI)**

Agent Comments

Price: \$1,375,000**Method:** Auction Sale**Date:** 14/02/2026**Rooms:** 7**Property Type:** Townhouse (Res)**Land Size:** 293 sqm approx

Account - Barry Plant | P: 03 9842 8888