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	24 Lilian Street, Bulleen Vic 3105

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,380,000 Property Type House Suburb Bulleen

Period - From 01/04/2025 to 30/06/2025 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	27 Nirvana Cr BULLEEN 3105	$1,205,000	26/07/2025
2	85 Hodgson St TEMPLESTOWE LOWER 3107	$1,245,000	26/07/2025
3	30 Latrobe St BULLEEN 3105	$1,112,500	14/04/2025

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: 29/07/2025 12:18

24 Lilian Street, Bulleen Vic 3105

BARRYPLANT

Mark Di Giulio
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3 2 2

Property Type: House
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2025: $1,380,000

Comparable Properties



27 Nirvana Cr BULLEEN 3105 (REI)

4 1 1

Price: $1,205,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 567 sqm approx

Agent Comments



85 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

3 1 2

Price: $1,245,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments



30 Latrobe St BULLEEN 3105 (REI)

3 2 -

Price: $1,112,500
Method: Private Sale
Date: 14/04/2025
Property Type: House (Res)
Land Size: 567 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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