

# 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

3a Maringa Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,438,000

### 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 | 8a Rosebank Tce TEMPLESTOWE LOWER 3107 | \$1,360,888 | 23/07/2025   |
| 2 | 1/22 Sunhill Rd TEMPLESTOWE LOWER 3107 | \$1,370,000 | 27/05/2025   |
| 3 | 1/14 Yarraleen PI BULLEEN 3105         | \$1,256,000 | 22/02/2025   |

**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:

05/08/2025 14:44

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**Indicative Selling Price**

\$1,438,000

**Median House Price**

June quarter 2025: \$1,380,000



 3    2    2

**Property Type:** House

**Land Size:** 313 sqm approx

**Agent Comments**

## Comparable Properties



**8a Rosebank Tce TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3    3    2

**Price:** \$1,360,888

**Method:** Private Sale

**Date:** 23/07/2025

**Property Type:** House (Res)

**Land Size:** 314 sqm approx



**1/22 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4    3    2

**Price:** \$1,370,000

**Method:** Private Sale

**Date:** 27/05/2025

**Property Type:** Townhouse (Res)



**1/14 Yarraleen PI BULLEEN 3105 (REI)**

**Agent Comments**

 3    3    2

**Price:** \$1,256,000

**Method:** Private Sale

**Date:** 22/02/2025

**Property Type:** Townhouse (Single)

**Land Size:** 237 sqm approx

**Account - Barry Plant** | P: 03 9842 8888