

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

27 Marjorie Close, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,280,000

&

\$1,340,000

Median sale price

Median price \$1,335,000

Property Type House

Suburb Bulleen

Period - From 01/07/2025

to

30/09/2025

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	1/18 Monaco St DONCASTER 3108	\$1,292,000	08/12/2025
2	18 Vista St BULLEEN 3105	\$1,500,000	25/10/2025
3	1/11 Valentine St BULLEEN 3105	\$1,300,000	10/10/2025

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:

19/12/2025 13:55

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Indicative Selling Price

\$1,280,000 - \$1,340,000

Median House Price

September quarter 2025: \$1,335,000



4 2 1

Property Type: House

Land Size: 253 sqm approx

Agent Comments

Comparable Properties



1/18 Monaco St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,292,000

Method: Private Sale

Date: 08/12/2025

Property Type: Townhouse (Single)

Land Size: 265 sqm approx



18 Vista St BULLEEN 3105 (REI)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 301 sqm approx



1/11 Valentine St BULLEEN 3105 (REI)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Private Sale

Date: 10/10/2025

Property Type: Townhouse (Res)

Land Size: 289 sqm approx

Account - Barry Plant | P: 03 9842 8888