

## 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 27 Marjorie Close, Bulleen Vic 3105  
Including suburb and postcode

#### Indicative selling price

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

Single price \$1,328,000

#### Median sale price

Median price \$1,060,000 Property Type Townhouse Suburb Bulleen  
Period - From 03/02/2025 to 02/02/2026 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	1/30 Calderwood St BULLEEN 3105	\$1,365,000	31/01/2026
2	1/18 Monaco St DONCASTER 3108	\$1,292,000	04/12/2025
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:

03/02/2026 13:49



**Property Type:** Townhouse

**Land Size:** 256 sqm approx

[Agent Comments](#)

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**Indicative Selling Price**

\$1,328,000

**Median Townhouse Price**

03/02/2025 - 02/02/2026: \$1,060,000

## Comparable Properties



**1/30 Calderwood St BULLEEN 3105 (REI)**



5



4



2

[Agent Comments](#)

**Price:** \$1,365,000

**Method:** Auction Sale

**Date:** 31/01/2026

**Property Type:** Townhouse (Res)

**Land Size:** 298 sqm approx



**1/18 Monaco St DONCASTER 3108 (REI)**



4



3



2

[Agent Comments](#)

**Price:** \$1,292,000

**Method:** Private Sale

**Date:** 04/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 265 sqm approx



**1/11 Valentine St BULLEEN 3105 (REI)**



4



2



2

[Agent Comments](#)

**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**