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	9 Ralph Street, Bulleen Vic 3105

Indicative selling price

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

Single price $1,200,000

Median sale price

Median price $1,318,000 Property Type House Suburb Bulleen

Period - From 18/08/2024 to 17/08/2025 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	115 Swanston St TEMPLESTOWE LOWER 3107	$1,100,005	25/03/2025
2	17 Edgevale Rd BULLEEN 3105	$1,165,000	21/03/2025
3	42 Lowan Av TEMPLESTOWE LOWER 3107	$1,061,000	29/01/2025

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: 18/08/2025 12:24

9 Ralph Street, Bulleen Vic 3105

BARRYPLANT



3 1 1

Property Type: House
Land Size: 695 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000
Median House Price
18/08/2024 - 17/08/2025: $1,318,000

Comparable Properties



115 Swanston St TEMPLESTOWE LOWER 3107 (REI/VG)

3 1 2

Price: $1,100,005
Method: Private Sale
Date: 25/03/2025
Property Type: House
Land Size: 654 sqm approx

Agent Comments



17 Edgevale Rd BULLEEN 3105 (REI/VG)

3 1 2

Price: $1,165,000
Method: Sold Before Auction
Date: 21/03/2025
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



42 Lowan Av TEMPLESTOWE LOWER 3107 (REI/VG)

4 1 2

Price: $1,061,000
Method: Private Sale
Date: 29/01/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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