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	56 Riverview Terrace, Bulleen Vic 3105

Indicative selling price

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

Range between $1,680,000 & $1,780,000

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	10a Marianne Way DONCASTER 3108	$1,930,000	02/08/2025
2	5a Philip Av DONCASTER 3108	$1,950,000	08/07/2025
3	36 Rooney St TEMPLESTOWE LOWER 3107	$1,631,205	15/03/2025

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: 25/08/2025 13:00

56 Riverview Terrace, Bulleen Vic 3105

BARRYPLANT

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5 3 2

Property Type: House
Land Size: 371 sqm approx

Agent Comments

Indicative Selling Price
$1,680,000 - $1,780,000
Median House Price
June quarter 2025: $1,380,000

Comparable Properties



10a Marianne Way DONCASTER 3108 (REI)

4 3 2

Price: $1,930,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)
Land Size: 371 sqm approx

Agent Comments



5a Philip Av DONCASTER 3108 (REI)

5 3 2

Price: $1,950,000
Method: Private Sale
Date: 08/07/2025
Property Type: House (Res)

Agent Comments



36 Rooney St TEMPLESTOWE LOWER 3107 (REI)

5 3 2

Price: $1,631,205
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 300 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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