

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

31 Riverview Terrace, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,447,000

Median sale price

Median price

\$1,090,000

Property Type

Townhouse

Suburb

Bulleen

Period - From

06/12/2024

to

05/12/2025

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	4 Prospect Rd BULLEEN 3105	\$1,400,000	28/10/2025
2	18 Vista St BULLEEN 3105	\$1,500,000	25/10/2025
3	1/285 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,350,000	12/07/2025

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:

06/12/2025 14:12

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Indicative Selling Price

\$1,447,000

Median Townhouse Price

06/12/2024 - 05/12/2025: \$1,090,000



4 2 2

Property Type: Townhouse

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



4 Prospect Rd BULLEEN 3105 (REI)

Agent Comments

4 3 2

Price: \$1,400,000

Method: Private Sale

Date: 28/10/2025

Property Type: House



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



1/285 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,350,000

Method: Auction Sale

Date: 12/07/2025

Property Type: House (Res)

Land Size: 327 sqm approx

Account - Barry Plant | P: 03 9842 8888