

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

7 Sefton Street, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,275,000

Property Type

House

Suburb

Bulleen

Period - From

01/04/2026

to

30/06/2026

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	83 Pleasant Rd BULLEEN 3105	\$1,666,000	05/09/2026
2	16 Yarraleen PI BULLEEN 3105	\$1,592,000	27/06/2026
3	2 Dumblane St BALWYN NORTH 3104	\$1,628,800	16/05/2026

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:

28/09/2026 15:36



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,650,000

Median House Price

June quarter 2026: \$1,275,000

Comparable Properties



83 Pleasant Rd BULLEEN 3105 (REI)

Agent Comments

 5  3  2

Price: \$1,666,000

Method: Auction Sale

Date: 05/09/2026

Property Type: House (Res)

Land Size: 557 sqm approx



16 Yarraleen PI BULLEEN 3105 (REI)

Agent Comments

 3  3  2

Price: \$1,592,000

Method: Auction Sale

Date: 27/06/2026

Property Type: House (Res)



2 Dumblane St BALWYN NORTH 3104 (REI)

Agent Comments

 4  2  2

Price: \$1,628,800

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)

Land Size: 282 sqm approx

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