

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

3/1 Stanley Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,490,000

&

\$1,570,000

Median sale price

Median price \$1,335,000

Property Type House

Suburb Bulleen

Period - From 01/07/2025

to

30/09/2025

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	4 Prospect Rd BULLEEN 3105	\$1,400,000	28/10/2025
2	3/22 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,360,000	14/08/2025
3	16 Stanley St BULLEEN 3105	\$1,610,000	20/07/2025

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:

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Indicative Selling Price

\$1,490,000 - \$1,570,000

Median House Price

September quarter 2025: \$1,335,000



 4  3  2

Property Type: Townhouse

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



3/22 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,360,000

Method: Sold Before Auction

Date: 14/08/2025

Property Type: Townhouse (Res)



16 Stanley St BULLEEN 3105 (REI)

Agent Comments

 4  4  2

Price: \$1,610,000

Method: Private Sale

Date: 20/07/2025

Property Type: House (Res)

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