

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

84 Swanston Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,260,000

&

\$1,330,000

Median sale price

Median price \$1,401,500

Property Type House

Suburb Bulleen

Period - From 01/10/2025

to 31/12/2025

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	25 Victoria St BULLEEN 3105	\$1,305,000	07/03/2026
2	29 Lilian St BULLEEN 3105	\$1,340,000	18/12/2025
3	17 Alison Av BULLEEN 3105	\$1,370,000	29/11/2025

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:

16/03/2026 20:53

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Indicative Selling Price

\$1,260,000 - \$1,330,000

Median House Price

December quarter 2025: \$1,401,500



 4  2  3

Property Type: House

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



25 Victoria St BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,305,000

Method: Auction Sale

Date: 07/03/2026

Property Type: House (Res)

Land Size: 591 sqm approx



29 Lilian St BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,340,000

Method: Auction Sale

Date: 18/12/2025

Property Type: House (Res)

Land Size: 604 sqm approx



17 Alison Av BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,370,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 562 sqm approx

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