

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

94 Swanston Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

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	84 Swanston St BULLEEN 3105	\$1,120,000	30/05/2026
2	96 Bourke St BULLEEN 3105	\$1,142,000	18/07/2026
3	120 Swanston St TEMPLESTOWE LOWER 3107	\$1,266,000	26/06/2026

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:

18/09/2026 11:58

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2026: \$1,275,000



Property Type: House

Land Size: 647 sqm approx

Agent Comments

Comparable Properties

84 Swanston St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,120,000

Method:

Date: 30/05/2026

Property Type: House



96 Bourke St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,142,000

Method: Private Sale

Date: 18/07/2026

Property Type: House

Land Size: 558 sqm approx



120 Swanston St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,266,000

Method: Private Sale

Date: 26/06/2026

Property Type: House (Res)

Land Size: 654 sqm approx

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