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<br>Including suburb and postcode | 1/11 Valentine Street, Bulleen Vic 3105 |

## Indicative selling price

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

Range between $1,200,000 & $1,290,000

## Median sale price

Median price $1,100,000 Property Type Townhouse Suburb Bulleen

Period - From 07/08/2024 to 06/08/2025 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 | 1/285 Thompsons Rd TEMPLESTOWE LOWER 3107 | $1,350,000 | 12/07/2025 |
| 2 | 1/22 Sunhill Rd TEMPLESTOWE LOWER 3107 | $1,370,000 | 27/05/2025 |
| 3 | 18 Ironbark Dr TEMPLESTOWE LOWER 3107 | $1,420,000 | 13/04/2025 |

**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: 07/08/2025 16:13

# 1/11 Valentine Street, Bulleen Vic 3105

BARRYPLANT

Mark Di Giulio
9842 8888
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mdigiulio@barryplant.com.au

4 2 2

**Property Type:** Townhouse (Res)
**Land Size:** 289 sqm approx

Agent Comments

**Indicative Selling Price**
$1,200,000 - $1,290,000
**Median Townhouse Price**
07/08/2024 - 06/08/2025: $1,100,000

## Comparable Properties

**1/285 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)**

4 3 2

**Price:** $1,350,000
**Method:** Auction Sale
**Date:** 12/07/2025
**Property Type:** House (Res)
**Land Size:** 327 sqm approx

Agent Comments

**1/22 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)**

4 3 2

**Price:** $1,370,000
**Method:** Private Sale
**Date:** 27/05/2025
**Property Type:** Townhouse (Res)

Agent Comments

**18 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI)**

4 2 2

**Price:** $1,420,000
**Method:** Private Sale
**Date:** 13/04/2025
**Property Type:** House

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

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