

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

3/11 Valentine Street, Bulleen Vic 3105

Indicative selling price

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

Range between

\$1,150,000

&

\$1,200,000

Median sale price

Median price

\$1,075,000

Property Type

Townhouse

Suburb

Bulleen

Period - From

13/11/2024

to

12/11/2025

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	2/17 Outhwaite Av DONCASTER 3108	\$1,061,888	07/11/2025
2	1/11 Valentine St BULLEEN 3105	\$1,300,000	10/10/2025
3	3/22 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,360,000	14/08/2025

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:

13/11/2025 22:31

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Indicative Selling Price
\$1,150,000 - \$1,200,000
Median Townhouse Price
13/11/2024 - 12/11/2025: \$1,075,000



 4  2  2

Property Type: Townhouse
Land Size: 274 sqm approx
Agent Comments

Comparable Properties



2/17 Outhwaite Av DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,061,888
Method: Private Sale
Date: 07/11/2025
Property Type: Townhouse (Res)
Land Size: 179 sqm approx



1/11 Valentine St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Private Sale
Date: 10/10/2025
Property Type: Townhouse (Res)
Land Size: 289 sqm approx



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)

Account - Barry Plant | P: 03 9842 8888