

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$1,200,000

### Median sale price

Median price

\$1,090,000

Property Type

Townhouse

Suburb

Bulleen

Period - From

06/12/2024

to

05/12/2025

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	1/3 Gerard St TEMPLESTOWE LOWER 3107	\$1,180,000	26/11/2025
2	2/17 Outhwaite Av DONCASTER 3108	\$1,061,888	07/11/2025
3	1/11 Valentine St BULLEEN 3105	\$1,300,000	10/10/2025

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:

06/12/2025 14:01



 4  2  2

**Property Type:** Townhouse

**Land Size:** 274 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,200,000

**Median Townhouse Price**

06/12/2024 - 05/12/2025: \$1,090,000

## Comparable Properties



**1/3 Gerard St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,180,000

**Method:** Sold Before Auction

**Date:** 26/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 304 sqm approx



**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

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