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	3/11 Valentine Street, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,090,000	Pro	operty Type Tow	vnhouse	Suburb	Bulleen
Period - From 06/12/2024	to	05/12/2025	Source	Property	y 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

Add	dress 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 comparableproperties 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













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)







Price: \$1,180,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Townhouse (Res) Land Size: 304 sqm approx

Agent Comments



2/17 Outhwaite Av DONCASTER 3108 (REI)







Agent Comments

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

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.