

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 \$1,120,000 & \$1,190,000

Median sale price

Median price \$1,060,000 Property Type Townhouse Suburb Bulleen

Period - From 17/03/2025 to 16/03/2026 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	2/26 Calderwood St BULLEEN 3105	\$1,160,000	18/02/2026
2	3/8 Ruda St DONCASTER 3108	\$1,188,000	03/02/2026
3	2/17 Outhwaite Av DONCASTER 3108	\$1,061,888	07/11/2025

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: 17/03/2026 18:45

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Indicative Selling Price

\$1,120,000 - \$1,190,000

Median Townhouse Price

17/03/2025 - 16/03/2026: \$1,060,000



 4  2  2

Property Type: Townhouse

Land Size: 274 sqm approx

Agent Comments

Comparable Properties



2/26 Calderwood St BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,160,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: Townhouse (Res)



3/8 Ruda St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,188,000

Method: Private Sale

Date: 03/02/2026

Property Type: Townhouse (Single)

Land Size: 247 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

Account - Barry Plant | P: 03 9842 8888