

# 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

16 Yarraleen Place, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,390,000 & \$1,490,000

### Median sale price

Median price \$1,305,000 Property Type House Suburb Bulleen

Period - From 01/01/2026 to 31/03/2026 Source REIV

### 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	2/15 Moresby Av BULLEEN 3105	\$1,625,000	21/05/2026
2	2 Gilbert St BULLEEN 3105	\$1,460,000	02/05/2026
3	15 Chateau Rise BULLEEN 3105	\$1,475,000	12/03/2026

**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:

29/05/2026 11:33

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**Property Type:** House  
**Land Size:** 398 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,390,000 - \$1,490,000  
**Median House Price**  
March quarter 2026: \$1,305,000

## Comparable Properties



**2/15 Moresby Av BULLEEN 3105 (REI)**

**Agent Comments**

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**Price:** \$1,625,000  
**Method:** Private Sale  
**Date:** 21/05/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 435 sqm approx



**2 Gilbert St BULLEEN 3105 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,460,000  
**Method:** Auction Sale  
**Date:** 02/05/2026  
**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 328 sqm approx



**15 Chateau Rise BULLEEN 3105 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,475,000  
**Method:** Private Sale  
**Date:** 12/03/2026  
**Property Type:** House (Res)  
**Land Size:** 343 sqm approx

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