

# 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

3/14 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 \$1,220,000

&

\$1,320,000

### Median sale price

Median price \$1,060,000

Property Type Townhouse

Suburb Bulleen

Period - From 12/02/2025

to 11/02/2026

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	2/14 Yarraleen PI BULLEEN 3105	\$1,261,000	20/11/2025
2	2/1a Kampman St BULLEEN 3105	\$1,090,000	08/07/2025
3	1/14 Yarraleen PI BULLEEN 3105	\$1,256,000	22/02/2025

**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:

12/02/2026 12:40



4   2   4

**Property Type:** Townhouse (Res)

**Land Size:** 226 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,220,000 - \$1,320,000

**Median Townhouse Price**

12/02/2025 - 11/02/2026: \$1,060,000

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.

## Comparable Properties



2/14 Yarraleen PI BULLEEN 3105 (REI/VG)

Agent Comments

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**Price:** \$1,261,000

**Method:** Private Sale

**Date:** 20/11/2025

**Property Type:** Townhouse (Res)



2/1a Kampman St BULLEEN 3105 (VG)

Agent Comments

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**Price:** \$1,090,000

**Method:** Sale

**Date:** 08/07/2025

**Property Type:** Flat/Unit/Apartment (Res)



1/14 Yarraleen PI BULLEEN 3105 (REI/VG)

Agent Comments

3   3   2

**Price:** \$1,256,000

**Method:** Private Sale

**Date:** 22/02/2025

**Property Type:** Townhouse (Single)

**Land Size:** 237 sqm approx

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