

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

94B Helene Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,050,000 & \$1,125,000

Median sale price

Median price \$1,178,500 Property Type Townhouse Suburb Bulleen

Period - From 22/02/2024 to 21/02/2025 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	79 Millicent Av BULLEEN 3105	\$1,215,000	01/02/2025
2	1/75 Millicent Av BULLEEN 3105	\$1,140,000	08/11/2024
3	1/10 Hodgson St TEMPLESTOWE LOWER 3107	\$1,110,000	31/10/2024

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:

22/02/2025 12:23



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,125,000
Median Townhouse Price
22/02/2024 - 21/02/2025: \$1,178,500

Comparable Properties



79 Millicent Av BULLEEN 3105 (REI)

Agent Comments

3 2 2

Price: \$1,215,000
Method: Auction Sale
Date: 01/02/2025
Property Type: Townhouse (Res)



1/75 Millicent Av BULLEEN 3105 (REI/VG)

Agent Comments

3 2 2

Price: \$1,140,000
Method: Private Sale
Date: 08/11/2024
Property Type: Townhouse (Res)
Land Size: 246 sqm approx



1/10 Hodgson St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

3 2 2

Price: \$1,110,000
Method: Private Sale
Date: 31/10/2024
Property Type: Townhouse (Single)