Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,125,000
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Median sale price

Median price	\$1,178,500	Pro	perty Type T	ownhouse		Suburb	Bulleen
Period - From	22/02/2024	to	21/02/2025		Source	Property	v 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

	areas or comparable property	1 1100	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



Date of sale











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

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

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





Price: \$1,110,000 Method: Private Sale Date: 31/10/2024

Property Type: Townhouse (Single)

Account - VICPROP | P: 03 8888 1011





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