

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 \$950,000 & \$1,045,000

Median sale price

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

Period - From 29/01/2024 to 28/01/2025 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	2/27 Helene St BULLEEN 3105	\$1,035,500	07/11/2024
2	1/33 Carrathool St BULLEEN 3105	\$1,100,000	28/10/2024
3	2 North Av BULLEEN 3105	\$958,000	27/10/2024

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: 29/01/2025 11:30



 3
  3
  2

Property Type: Townhouse (Res)

Land Size: 274 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Townhouse Price

29/01/2024 - 28/01/2025: \$1,178,500

Comparable Properties



2/27 Helene St BULLEEN 3105 (REI)

Agent Comments

 3
  2
  2

Price: \$1,035,500

Method: Private Sale

Date: 07/11/2024

Property Type: Townhouse (Res)

Land Size: 197 sqm approx



1/33 Carrathool St BULLEEN 3105 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,100,000

Method: Private Sale

Date: 28/10/2024

Property Type: Townhouse (Single)

Land Size: 315 sqm approx



2 North Av BULLEEN 3105 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$958,000

Method: Auction Sale

Date: 27/10/2024

Property Type: House (Res)

Land Size: 293 sqm approx

Account - VICPROP



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