

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

24 Warringal Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Bulleen

Period - From 01/10/2024

to 31/12/2024

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	9 Warringal St BULLEEN 3105	\$1,360,000	01/03/2025
2	54 Lowan Av TEMPLESTOWE LOWER 3107	\$1,356,000	23/01/2025
3	3 Lincoln Dr BULLEEN 3105	\$1,360,000	14/10/2024

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:

14/03/2025 09:49



4 3 2

Property Type: House (Res)
Land Size: 730 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
December quarter 2024: \$1,180,000

Comparable Properties



9 Warringal St BULLEEN 3105 (REI)

[Agent Comments](#)

4 1 2

Price: \$1,360,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 733 sqm approx



54 Lowan Av TEMPLESTOWE LOWER 3107 (REI/VG)

[Agent Comments](#)

4 2 5

Price: \$1,356,000
Method: Sold Before Auction
Date: 23/01/2025
Property Type: House (Res)
Land Size: 649 sqm approx



3 Lincoln Dr BULLEEN 3105 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,360,000
Method: Private Sale
Date: 14/10/2024
Property Type: House
Land Size: 624 sqm approx