

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

1/31 Westwood Drive, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$859,500

Property Type Unit

Suburb Bulleen

Period - From 01/10/2024

to

30/09/2025

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	2/18 Marjorie CI BULLEEN 3105	\$1,090,000	12/07/2025
2	2/36 Lindsay St BULLEEN 3105	\$1,060,000	14/06/2025
3	2/1 Ruda St DONCASTER 3108	\$1,045,000	29/05/2025

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:

14/10/2025 12:10



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median Unit Price
Year ending September 2025: \$859,500

Comparable Properties



2/18 Marjorie CI BULLEEN 3105 (REI/VG) Agent Comments



Price: \$1,090,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)
Land Size: 197 sqm approx



2/36 Lindsay St BULLEEN 3105 (REI/VG) Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 14/06/2025
Property Type: Townhouse (Single)
Land Size: 263 sqm approx



2/1 Ruda St DONCASTER 3108 (REI/VG) Agent Comments



Price: \$1,045,000
Method: Private Sale
Date: 29/05/2025
Property Type: Townhouse (Res)
Land Size: 248 sqm approx

Account - RT Edgar Boroondara | P: 88882000