

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

1/7 Westwood Drive, Bulleen Vic 3105

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$800,000

Property Type Unit

Suburb Bulleen

Period - From 01/07/2025

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	1/52 Jeffrey St TEMPLESTOWE LOWER 3107	\$965,000	20/09/2025
2	2/21 Nola St DONCASTER 3108	\$940,000	13/09/2025
3			

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:

16/10/2025 16:28



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Rooms: 6
Property Type: Unit
Land Size: 421 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
September quarter 2025: \$800,000

Comparable Properties



1/52 Jeffrey St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$965,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit
Land Size: 271 sqm approx



2/21 Nola St DONCASTER 3108 (REI)

Agent Comments

3 1 1

Price: \$940,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit

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.