

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 Elizabeth Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,390,000

&

\$1,490,000

Median sale price

Median price \$1,380,000

Property Type House

Suburb Bulleen

Period - From 01/04/2025

to 30/06/2025

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	18 Walter St BULLEEN 3105	\$1,625,000	08/02/2025
2			
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:

08/07/2025 20:16

Mark Di Giulio
9842 8888
0407 863 179
mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,390,000 - \$1,490,000

Median House Price

June quarter 2025: \$1,380,000



 3  2  1

Property Type: Townhouse
Land Size: 1011 sqm approx
Agent Comments

Comparable Properties



18 Walter St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,625,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 924 sqm approx

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.