

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

10 Austin Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$2,980,000

&

\$3,278,000

Median sale price

Median price \$1,362,000

Property Type House

Suburb Bulleen

Period - From 01/07/2025

to

30/06/2026

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	11 Soderlund Dr DONCASTER 3108	\$3,000,000	06/06/2026
2	26 Silverdale Rd EAGLEMONT 3084	\$3,100,000	24/03/2026
3	20 Kanooka Av TEMPLESTOWE LOWER 3107	\$3,200,000	06/03/2026

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:

03/08/2026 10:18



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Property Type: House
Land Size: 670 sqm approx
Agent Comments

Indicative Selling Price
 \$2,980,000 - \$3,278,000
Median House Price
 Year ending June 2026: \$1,362,000

Comparable Properties



11 Soderlund Dr DONCASTER 3108 (REI)

Agent Comments

6 4 2

Price: \$3,000,000
Method:
Date: 06/06/2026
Property Type: House



26 Silverdale Rd EAGLEMONT 3084 (REI)

Agent Comments

4 3 1

Price: \$3,100,000
Method:
Date: 24/03/2026
Property Type: House



20 Kanooka Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

5 5 2

Price: \$3,200,000
Method:
Date: 06/03/2026
Property Type: House

Account - VICPROP | P: 03 8888 1011