

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

104 Bourke Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$960,000

&

\$1,040,000

Median sale price

Median price \$1,335,000

Property Type House

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 | 45 Lincoln Dr BULLEEN 3105 | \$1,180,000 | 24/10/2025 |
| 2 | 18 Parker St TEMPLESTOWE LOWER 3107 | \$953,000 | 22/09/2025 |
| 3 | 7 Kathleen Gr BULLEEN 3105 | \$1,160,000 | 06/09/2025 |

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:

22/12/2025 13:32



3
 3
 2

Property Type: House
Land Size: 558 sqm approx
 Agent Comments

Indicative Selling Price
 \$960,000 - \$1,040,000
Median House Price
 September quarter 2025: \$1,335,000

Comparable Properties



45 Lincoln Dr BULLEEN 3105 (REI)

Agent Comments

2
 1
 2

Price: \$1,180,000
Method: Private Sale
Date: 24/10/2025
Property Type: House
Land Size: 604 sqm approx

18 Parker St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3
 1
 2

Price: \$953,000
Method: Private Sale
Date: 22/09/2025
Rooms: 4
Property Type: House (Res)
Land Size: 560 sqm approx



7 Kathleen Gr BULLEEN 3105 (REI)

Agent Comments

3
 1
 2

Price: \$1,160,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 645 sqm approx

Account - Barry Plant | P: 03 9842 8888