## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$1,160,000

# Property offered for sale

Address	104 Bourke Street, Bulleen Vic 3105
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$960,0	000 &	\$1,040,000
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#### Median sale price

Median price	\$1,335,000	Pro	perty 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.

Add	dress 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

#### OR

7 Kathleen Gr BULLEEN 3105

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



06/09/2025







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)

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2







Price: \$1,180,000 Method: Private Sale Date: 24/10/2025

Land Size: 604 sqm approx

Property Type: House

**Agent Comments** 

18 Parker St TEMPLESTOWE LOWER 3107 (REI)

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3







**Agent Comments** 

**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)



3





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Agent Comments

**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





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