Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4 Gilbert Street, Bulleen Vic 3105
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Indicative selling price

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

Median sale price

Median price	\$1,340,000	Pro	perty Type	House		Suburb	Bulleen
Period - From	01/10/2024	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

Add	dress of comparable property	Price	Date of sale
1	5 Mincha Av TEMPLESTOWE LOWER 3107	\$3,300,000	05/07/2025
2	26 Members Dr DONCASTER 3108	\$3,150,000	12/05/2025
3	17 Lindsay St BULLEEN 3105	\$2,725,000	05/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/10/2025 11:57









Rooms: 3

Property Type: House **Land Size:** 253 sqm approx

Agent Comments

Indicative Selling Price \$2,850,000 - \$3,100,000 Median House Price

Year ending September 2025: \$1,340,000

Comparable Properties



5 Mincha Av TEMPLESTOWE LOWER 3107 (REI/VG)

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Agent Comments

Price: \$3,300,000 Method: Private Sale Date: 05/07/2025 Property Type: House Land Size: 726 sqm approx

26 Members Dr DONCASTER 3108 (REI/VG)

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Agent Comments

Price: \$3,150,000 Method: Private Sale Date: 12/05/2025

Property Type: House (Res) **Land Size:** 507 sqm approx



17 Lindsay St BULLEEN 3105 (REI/VG)

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4

4

Agent Comments

Price: \$2,725,000 **Method:** Private Sale **Date:** 05/05/2025

Property Type: House (Res) **Land Size:** 381 sqm approx

Account - VICPROP | P: 03 8888 1011





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