

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

18 Vista Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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	2A Curnola Av DONCASTER 3108	\$1,371,000	13/08/2025
2	8a Rosebank Tce TEMPLESTOWE LOWER 3107	\$1,360,888	23/07/2025
3	2a Hazel Dr TEMPLESTOWE LOWER 3107	\$1,200,000	07/06/2025

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:

08/10/2025 17:29



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Property Type: House (Res)

Land Size: 301 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

September quarter 2025: \$1,335,000

Comparable Properties



2A Curnola Av DONCASTER 3108 (VG)

Agent Comments

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Price: \$1,371,000

Method: Sale

Date: 13/08/2025

Property Type: House (Res)

Land Size: 252 sqm approx



8a Rosebank Tce TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

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Price: \$1,360,888

Method: Private Sale

Date: 23/07/2025

Property Type: House (Res)

Land Size: 314 sqm approx



2a Hazel Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

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Price: \$1,200,000

Method: Auction Sale

Date: 07/06/2025

Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888