

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

2/26 Calderwood Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,060,000 Property Type Townhouse Suburb Bulleen

Period - From 27/01/2025 to 26/01/2026 Source Property Data

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	1/3 Gerard St TEMPLESTOWE LOWER 3107	\$1,180,000	26/11/2025
2	2/17 Outhwaite Av DONCASTER 3108	\$1,061,888	07/11/2025
3	1/11 Valentine St BULLEEN 3105	\$1,300,000	10/10/2025

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:

27/01/2026 16:40



 4
  3
  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

27/01/2025 - 26/01/2026: \$1,060,000

Comparable Properties



1/3 Gerard St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

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  2

Price: \$1,180,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Townhouse (Res)

Land Size: 304 sqm approx



2/17 Outhwaite Av DONCASTER 3108 (REI/VG)

Agent Comments

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  2

Price: \$1,061,888

Method: Private Sale

Date: 07/11/2025

Property Type: Townhouse (Res)

Land Size: 179 sqm approx



1/11 Valentine St BULLEEN 3105 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,300,000

Method: Private Sale

Date: 10/10/2025

Property Type: Townhouse (Res)

Land Size: 289 sqm approx

Account - VICPROP | P: 03 8888 1011