Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	2/7 Ronald Avenue, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$950,000	&	\$1,045,000
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Median sale price

Median price	\$859,500	Pro	perty Type	Jnit		Suburb	Bulleen
Period - From	01/10/2024	to	30/09/2025	So	ource	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

7,01	aress of comparable property	1 1100	Date of Sale
1	4/51-53 Yarra Valley Blvd BULLEEN 3105	\$975,000	26/08/2025
2	2/130 Manningham Rd BULLEEN 3105	\$920,000	20/06/2025
3	2/36 Lindsay St BULLEEN 3105	\$1,060,000	14/06/2025

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:	24/11/2025 12:22



Date of sale









Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 **Median Unit Price** Year ending September 2025: \$859,500

Comparable Properties



4/51-53 Yarra Valley Blvd BULLEEN 3105 (REI)

Price: \$975,000





Method: Private Sale Date: 26/08/2025

Property Type: Townhouse (Res)

Agent Comments



2/130 Manningham Rd BULLEEN 3105 (REI/VG)









Agent Comments

Price: \$920,000 Method: Private Sale Date: 20/06/2025

Property Type: Townhouse (Single) Land Size: 159 sqm approx

2/36 Lindsay St BULLEEN 3105 (REI/VG)





Price: \$1,060,000 Method: Private Sale

Date: 14/06/2025 Property Type: Townhouse (Single) Land Size: 263 sqm approx

Agent Comments

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



