

# 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

23 Calderwood Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$968,000

### Median sale price

Median price \$1,373,000 Property Type House Suburb Bulleen

Period - From 01/01/2025 to 31/03/2025 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	22/246 High St TEMPLESTOWE LOWER 3107	\$830,000	14/04/2025
2	2/2 Furneaux Gr BULLEEN 3105	\$938,000	22/02/2025
3	7/206 High St TEMPLESTOWE LOWER 3107	\$855,000	14/12/2024

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.~~

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**Indicative Selling Price**

\$880,000 - \$968,000

**Median House Price**

March quarter 2025: \$1,373,000



 4  3  2

**Property Type:** House

**Land Size:** 271 sqm approx

Agent Comments

## Comparable Properties



**22/246 High St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3  2  1

**Price:** \$830,000

**Method:** Private Sale

**Date:** 14/04/2025

**Property Type:** Townhouse (Single)



**2/2 Furneaux Gr BULLEEN 3105 (REI)**

Agent Comments

 2  1  1

**Price:** \$938,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** Townhouse (Res)

**Land Size:** 253 sqm approx



**7/206 High St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3  2  2

**Price:** \$855,000

**Method:** Auction Sale

**Date:** 14/12/2024

**Property Type:** Townhouse (Res)

**Land Size:** 143 sqm approx

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