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	23 Calderwood Street, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$1,373,000	Pro	perty 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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/05/2025 14:23

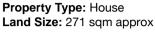






Indicative Selling Price \$880,000 - \$968,000 **Median House Price** March quarter 2025: \$1,373,000





Agent Comments



Comparable Properties

22/246 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

Price: \$830,000 Method: Private Sale Date: 14/04/2025

Property Type: Townhouse (Single)



2/2 Furneaux Gr BULLEEN 3105 (REI)

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Agent Comments

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)





Price: \$855,000 Method: Auction Sale Date: 14/12/2024

Property Type: Townhouse (Res) Land Size: 143 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



