

# 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

3/1 Stanley Street, Bulleen Vic 3105

### Indicative selling price

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

Range between \$1,490,000

&

\$1,570,000

### 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	4 Prospect Rd BULLEEN 3105	\$1,400,000	28/10/2025
2	3/22 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,360,000	14/08/2025
3	16 Stanley St BULLEEN 3105	\$1,610,000	20/07/2025

**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:

19/12/2025 22:49

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**Indicative Selling Price**

\$1,490,000 - \$1,570,000

**Median House Price**

September quarter 2025: \$1,335,000



 4    3    2

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**4 Prospect Rd BULLEEN 3105 (REI)**

**Agent Comments**

 4    3    2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 28/10/2025  
**Property Type:** House



**3/22 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4    3    2

**Price:** \$1,360,000  
**Method:** Sold Before Auction  
**Date:** 14/08/2025  
**Property Type:** Townhouse (Res)



**16 Stanley St BULLEEN 3105 (REI)**

**Agent Comments**

 4    4    2

**Price:** \$1,610,000  
**Method:** Private Sale  
**Date:** 20/07/2025  
**Property Type:** House (Res)

**Account - Barry Plant** | P: 03 9842 8888



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