

# 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 3/1 Stanley 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 \$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



**Property Type:** Townhouse

Agent Comments

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**Indicative Selling Price**

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

**Median House Price**

September quarter 2025: \$1,335,000

## Comparable Properties



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



**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 28/10/2025

**Property Type:** House

Agent Comments



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



**Price:** \$1,360,000

**Method:** Sold Before Auction

**Date:** 14/08/2025

**Property Type:** Townhouse (Res)

Agent Comments



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



**Price:** \$1,610,000

**Method:** Private Sale

**Date:** 20/07/2025

**Property Type:** House (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888