

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 3/14 Yarraleen Place, Bulleen Vic 3105
Including suburb and postcode

Indicative selling price

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

Single price \$1,320,000

Median sale price

Median price \$1,090,000 Property Type Townhouse Suburb Bulleen
Period - From 19/12/2024 to 18/12/2025 Source Property Data

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 2/14 Yarraleen PI BULLEEN 3105	\$1,261,000	20/11/2025
2 2/1a Kampman St BULLEEN 3105	\$1,090,000	08/07/2025
3 1/14 Yarraleen PI BULLEEN 3105	\$1,256,000	22/02/2025

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 15:54



Property Type: Townhouse (Res)

Land Size: 226 sqm approx

Agent Comments

Indicative Selling Price

\$1,320,000

Median Townhouse Price

19/12/2024 - 18/12/2025: \$1,090,000

Comparable Properties



2/14 Yarraleen Pl BULLEEN 3105 (REI/VG)



Price: \$1,261,000

Method: Private Sale

Date: 20/11/2025

Property Type: Townhouse (Res)

Agent Comments



2/1a Kampman St BULLEEN 3105 (VG)



Price: \$1,090,000

Method: Sale

Date: 08/07/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/14 Yarraleen Pl BULLEEN 3105 (REI/VG)



Price: \$1,256,000

Method: Private Sale

Date: 22/02/2025

Property Type: Townhouse (Single)

Land Size: 237 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888