#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	32 Collins 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 \$1,330,000	&	\$1,400,000
---------------------------	---	-------------

#### Median sale price

Median price \$1,335,000	Property Type Ho	use	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

Address of comparable property		1 1100	Date of Sale
1	60 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,350,000	13/12/2025
2	35 Grant Olson Av BULLEEN 3105	\$1,440,000	18/10/2025
3	37 Summit Dr BULLEEN 3105	\$1,330,000	30/07/2025

#### 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:	23/12/2025 11:39



Date of sale











**Property Type:** House **Land Size:** 558 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,330,000 - \$1,400,000 Median House Price September quarter 2025: \$1,335,000

## Comparable Properties



60 Waratah Dr TEMPLESTOWE LOWER 3107 (REI)

•=

5







**Price:** \$1,350,000 **Method:** Auction Sale **Date:** 13/12/2025

**Property Type:** House (Res) **Land Size:** 655 sqm approx

**Agent Comments** 



35 Grant Olson Av BULLEEN 3105 (REI)

•

5





**5**) 2

**Agent Comments** 

**Price:** \$1,440,000 **Method:** Auction Sale **Date:** 18/10/2025

**Property Type:** House (Res) **Land Size:** 651 sqm approx



37 Summit Dr BULLEEN 3105 (REI/VG)

•=

5





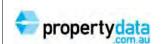
À

Agent Comments

Price: \$1,330,000 Method: Private Sale Date: 30/07/2025 Property Type: House Land Size: 652 sqm approx

Account - Barry Plant | P: 03 9842 8888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.