

# 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

4 Alfreda Avenue, 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 \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$1,373,000

Property 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	Price	Date of sale
1	7 Maringa St BULLEEN 3105	\$1,300,000	28/04/2025
2	19 Ben Nevis Gr BULLEEN 3105	\$1,300,000	04/04/2025
3	10 Montgomery PI BULLEEN 3105	\$1,300,000	26/12/2024

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:

22/05/2025 10:12



4 2 2

Property Type: House (Res)  
Land Size: 739 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,200,000 - \$1,320,000  
Median House Price  
March quarter 2025: \$1,373,000

Comparable Properties



7 Maringa St BULLEEN 3105 (REI/VG)

Agent Comments

4 1 2

Price: \$1,300,000  
Method: Private Sale  
Date: 28/04/2025  
Property Type: House  
Land Size: 725 sqm approx



19 Ben Nevis Gr BULLEEN 3105 (REI/VG)

Agent Comments

4 2 2

Price: \$1,300,000  
Method: Private Sale  
Date: 04/04/2025  
Property Type: House  
Land Size: 871 sqm approx



10 Montgomery PI BULLEEN 3105 (REI/VG)

Agent Comments

4 2 2

Price: \$1,300,000  
Method: Private Sale  
Date: 26/12/2024  
Property Type: House  
Land Size: 558 sqm approx