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

5 Valentine Street, Bulleen Vic 3105

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$1,470,000		&		\$1,530,000				
Median sale price									
Median price	\$1,373,000	Pro	Property Type		House		Suburb	Bulleen	
Period - From	01/01/2025	to	31/03/2025		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	32 Brendan Av DONCASTER 3108	\$1,398,888	17/03/2025
2	20 Soderlund Dr DONCASTER 3108	\$1,480,000	17/03/2025
3	57 Thompsons Rd BULLEEN 3105	\$1,403,000	03/10/2024

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:

04/04/2025 16:19





Indicative Selling Price \$1,470,000 - \$1,530,000

March quarter 2025: \$1,373,000

Median House Price





Property Type: House (Res) Land Size: 881 sqm approx

Agent Comments

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.

Comparable Properties

32 Brendan Av DONCASTER 3108 (REI) 4 2 2 2 Price: \$1,398,888 Method: Private Sale Date: 17/03/2025 Property Type: House (Res) Land Size: 926 sqm approx	Agent Comments
20 Soderlund Dr DONCASTER 3108 (REI) 4 2 3 3 Price: \$1,480,000 Method: Private Sale Date: 17/03/2025 Property Type: House	Agent Comments
57 Thompsons Rd BULLEEN 3105 (REI/VG) 4 2 2 2 Price: \$1,403,000 Method: Auction Sale Date: 03/10/2024 Property Type: House (Res) Land Size: 727 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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