

# 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 [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,470,000

&

\$1,530,000

### 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	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



4   
 2   
 2

**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.

**Indicative Selling Price**

\$1,470,000 - \$1,530,000

**Median House Price**

March quarter 2025: \$1,373,000

## Comparable Properties



**32 Brendan Av DONCASTER 3108 (REI)**

**Agent Comments**

4   
 2   
 2

**Price:** \$1,398,888

**Method:** Private Sale

**Date:** 17/03/2025

**Property Type:** House (Res)

**Land Size:** 926 sqm approx



**20 Soderlund Dr DONCASTER 3108 (REI)**

**Agent Comments**

4   
 2   
 3

**Price:** \$1,480,000

**Method:** Private Sale

**Date:** 17/03/2025

**Property Type:** House



**57 Thompsons Rd BULLEEN 3105 (REI/VG)**

**Agent Comments**

4   
 2   
 2

**Price:** \$1,403,000

**Method:** Auction Sale

**Date:** 03/10/2024

**Property Type:** House (Res)

**Land Size:** 727 sqm approx

**Account - Barry Plant** | P: 03 9842 8888