

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

53 Walter Street, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,349,000

Median sale price

Median price

\$1,380,000

Property Type

House

Suburb

Bulleen

Period - From

01/04/2025

to

30/06/2025

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	4 Alfreda Av BULLEEN 3105	\$1,260,000	19/06/2025
2	55 Walter St BULLEEN 3105	\$1,415,000	24/05/2025
3	118 Willow Bnd BULLEEN 3105	\$1,350,000	29/03/2025

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:

26/07/2025 13:45

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Indicative Selling Price
\$1,349,000

Median House Price
June quarter 2025: \$1,380,000



 4  2  2

Property Type: House
Land Size: 775 sqm approx
Agent Comments

Comparable Properties



4 Alfreda Av BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,260,000
Method: Sold Before Auction
Date: 19/06/2025
Property Type: House (Res)
Land Size: 739 sqm approx



55 Walter St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,415,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 800 sqm approx



118 Willow Bnd BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Sold Before Auction
Date: 29/03/2025
Property Type: House (Res)
Land Size: 723 sqm approx

Account - Barry Plant | P: 03 9842 8888