

## 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

59 BULLECOURT ROAD BITTERN VIC 3918

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,700,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Farm

Suburb

Bittern

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 9 TRAFALGAR STREET BITTERN VIC 3918 | \$1,690,000 | 06-May-25 |
|                                     |             |           |
|                                     |             |           |

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 6 months.

This Statement of Information was prepared on: 17 October 2025



## 9 TRAFALGAR STREET BITTERN VIC 3918

6 3 2

Sold Price

**\$1,690,000**

Sold Date

**06-May-25**

Distance

**0.6km**

RS = Recent sale

UN = Undisclosed Sale

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