## 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	59 Yarra Valley Boulevard, Bulleen Vic 3105
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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### Median sale price

Median price	\$1,335,000	Pro	perty Type	House		Suburb	Bulleen
Period - From	01/07/2025	to	30/09/2025		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

Address of comparable property		Price	Date of sale
1	12 Morang Av TEMPLESTOWE LOWER 3107	\$1,725,000	20/09/2025
2	19 William St BULLEEN 3105	\$1,661,000	20/09/2025
3	9 Tanami Ct BULLEEN 3105	\$1,700,000	16/08/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/11/2025 10:07



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Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price September quarter 2025: \$1,335,000



Property Type: House

**Property Type:** House Agent Comments

# Comparable Properties



12 Morang Av TEMPLESTOWE LOWER 3107 (REI/VG)

**Price:** \$1,725,000 **Method:** Auction Sale **Date:** 20/09/2025

**Property Type:** Townhouse (Res) **Land Size:** 369 sqm approx

and Size. 309 Sqm approx

19 William St BULLEEN 3105 (REI)

**Price:** \$1,661,000 **Method:** Auction Sale **Date:** 20/09/2025

Property Type: Townhouse (Res) Land Size: 279 sqm approx **Agent Comments** 

**Agent Comments** 



9 Tanami Ct BULLEEN 3105 (REI)

**Price:** \$1,700,000 **Method:** Auction Sale **Date:** 16/08/2025

Property Type: House (Res)

**Agent Comments** 

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000





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