## Statement of Information

## Single residential property located in the Melbourne metropolitan area

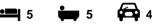
## Section 47AF of the Estate Agents Act 1980

Prope	rty offere	d for sale	е										
Address Including suburb and postcode			69 Yarra Valley Boulevard, Bulleen Vic 3105										
Indicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$3,00			00		&	\$3,300,00		000					
Median sale price													
Median price \$1,340		31,340,000	)	Property Type H			е		Subur	b Bullee	n		
Period - From 01/10/2		1/10/2024	4	to 30/09/2025			Sc	ource	REIV				
Compa	arable pro	operty sa	ales (*	'Del	lete A or B	belo	w as ap	plica	ble)				
<b>A*</b>	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													
2													
3													
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:									on:	03/11/2025 17:15			









Property Type: House Land Size: 1003 sqm approx

**Agent Comments** 

Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price

Year ending September 2025: \$1,340,000

## Comparable Properties

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.

Account - VICPROP | P: 03 8888 1011



