## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Valentine Street, Bulleen Vic 3105

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$3,000,000		&		\$3,300,000				
Median sale price									
Median price	\$1,373,000	Pro	Property Type Ho		House		Suburb	Bulleen	
Period - From	01/01/2025	to	31/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	26 Members Dr DONCASTER 3108	\$3,150,000	12/05/2025
2	20 Glenda St DONCASTER 3108	\$3,350,000	12/04/2025
3			

OR

**B**<sup>\*</sup> 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:

19/05/2025 10:59









**Property Type:** House Agent Comments

Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price March quarter 2025: \$1,373,000

# **Comparable Properties**

26 Members Dr DONCASTER 3108 (REI) 4 5 2 Price: \$3,150,000 Method: Private Sale Date: 12/05/2025 Property Type: House (Res) Land Size: 507 sqm approx	Agent Comments
20 Glenda St DONCASTER 3108 (REI) 5 4 2 Price: \$3,350,000 Method: Auction Sale Date: 12/04/2025 Property Type: House (Res) Land Size: 651 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.

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



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