

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

84 Swanston Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,230,000 & \$1,300,000

Median sale price

Median price \$1,335,000 Property 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 | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 17 Alison Av BULLEEN 3105 | \$1,370,000 | 29/11/2025 |
| 2 | 40 Flinders St BULLEEN 3105 | \$1,325,000 | 24/11/2025 |
| 3 | 14 Latrobe St BULLEEN 3105 | \$1,225,000 | 13/09/2025 |

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:

19/12/2025 15:40



 4  2  3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,230,000 - \$1,300,000

Median House Price

September quarter 2025: \$1,335,000

Comparable Properties



17 Alison Av BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,370,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 562 sqm approx



40 Flinders St BULLEEN 3105 (REI)

Agent Comments

 4  2  1

Price: \$1,325,000

Method: Private Sale

Date: 24/11/2025

Property Type: House

Land Size: 584 sqm approx



14 Latrobe St BULLEEN 3105 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,225,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 585 sqm approx

Account - Barry Plant | P: 03 9842 8888