

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 84 Swanston Street, Bulleen Vic 3105
Including suburb and postcode

Indicative selling price

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

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



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

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

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

Price: \$1,225,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 585 sqm approx

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