## 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	9 Ralph Street, Bulleen Vic 3105
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,200,000

#### Median sale price

Median price	\$1,318,000	Pro	perty Type	House		Suburb	Bulleen
Period - From	18/08/2024	to	17/08/2025		Source	Property	/ Data

## Comparable property sales (\*Delete A or B below as applicable)

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.

## Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	115 Swanston St TEMPLESTOWE LOWER 3107	\$1,100,005	25/03/2025
2	17 Edgevale Rd BULLEEN 3105	\$1,165,000	21/03/2025
3	42 Lowan Av TEMPLESTOWE LOWER 3107	\$1,061,000	29/01/2025

#### OR

В\* 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:	18/08/2025 12:24









Property Type: House Land Size: 695 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 Median House Price 18/08/2024 - 17/08/2025: \$1,318,000

# Comparable Properties



115 Swanston St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

3

1

**a** 

Price: \$1,100,005 Method: Private Sale Date: 25/03/2025 Property Type: House Land Size: 654 sqm approx



17 Edgevale Rd BULLEEN 3105 (REI/VG)

•=

3

**:** 

**a** 

Price: \$1,165,000

Method: Sold Before Auction

Date: 21/03/2025

**Property Type:** House (Res) **Land Size:** 627 sqm approx

**Agent Comments** 



42 Lowan Av TEMPLESTOWE LOWER 3107 (REI/VG)

•=

1

\_

*6* 

**3** 2

Price: \$1,061,000 Method: Private Sale Date: 29/01/2025

**Property Type:** House (Res) **Land Size:** 654 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.