

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

1/10 Millicent Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between \$870,000

&

\$930,000

Median sale price

Median price \$994,000

Property Type Unit

Suburb Bulleen

Period - From 01/04/2026

to

30/06/2026

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	2/79 Willow Bnd BULLEEN 3105	\$881,000	25/07/2026
2	2/19 Janet St TEMPLESTOWE LOWER 3107	\$920,000	30/06/2026
3	1/2 Sunhill Rd TEMPLESTOWE LOWER 3107	\$897,000	12/03/2026

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:

24/08/2026 15:47



3 1 2

Property Type: Unit

Land Size: 326 sqm approx

Agent Comments

Comparable Properties



2/79 Willow Bnd BULLEEN 3105 (REI)

Agent Comments

3 2 2

Price: \$881,000

Method: Auction Sale

Date: 25/07/2026

Property Type: Unit



2/19 Janet St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 1

Price: \$920,000

Method: Private Sale

Date: 30/06/2026

Property Type: Unit

Land Size: 273 sqm approx



1/2 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 1 2

Price: \$897,000

Method: Private Sale

Date: 12/03/2026

Property Type: Unit

Land Size: 508 sqm approx