

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

102/80 Bulla Road, Strathmore Vic 3041

Indicative selling price

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

Range between \$395,000

&

\$420,000

Median sale price

Median price \$840,000

Property Type Unit

Suburb Strathmore

Period - From 01/07/2025

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	8/91 Lincoln Rd ESSENDON 3040	\$430,000	16/04/2026
2	102/1050 Mt Alexander Rd ESSENDON 3040	\$415,000	08/03/2026
3	218/82 Bulla Rd STRATHMORE 3041	\$395,000	30/01/2026

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:

29/07/2026 15:46

Rebekah Christie

0448 111 954

rebekah@whitefoxrealestate.com.au



1
 1
 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$395,000 - \$420,000

Median Unit Price

Year ending June 2026: \$840,000

Comparable Properties

**8/91 Lincoln Rd ESSENDON 3040 (REI/VG)**

Agent Comments

1
 1
 1

Price: \$430,000**Method:** Sold Before Auction**Date:** 16/04/2026**Property Type:** Villa**102/1050 Mt Alexander Rd ESSENDON 3040 (REI/VG)**

Agent Comments

1
 1
 1

Price: \$415,000**Method:** Private Sale**Date:** 08/03/2026**Rooms:** 3**Property Type:** Apartment**218/82 Bulla Rd STRATHMORE 3041 (REI/VG)**

Agent Comments

1
 1
 1

Price: \$395,000**Method:** Private Sale**Date:** 30/01/2026**Property Type:** Apartment