

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

11 Millicent Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,275,000 Property Type House 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 Edgevale Rd BULLEEN 3105	\$1,025,000	09/05/2026
2	2 Prospect Rd BULLEEN 3105	\$885,000	28/03/2026
3			

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: 25/08/2026 10:28



 4  1  2

Property Type: House
Land Size: 690 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
June quarter 2026: \$1,275,000

Comparable Properties



2 Edgevale Rd BULLEEN 3105 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,025,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 627 sqm approx



2 Prospect Rd BULLEEN 3105 (REI/VG)

Agent Comments

 3  1  1

Price: \$885,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 446 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888