

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

13 York Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,160,000

Property Type Townhouse

Suburb Bulleen

Period - From 20/08/2025

to

19/08/2026

Source

Property Data

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	33 Kenneth St BULLEEN 3105	\$1,390,000	10/06/2026
2	4a Prospect Rd BULLEEN 3105	\$1,300,000	02/06/2026
3	36 The Crest BULLEEN 3105	\$1,250,000	10/03/2026

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:

20/08/2026 00:28

13 York Street, Bulleen Vic 3105



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
20/08/2025 - 19/08/2026: \$1,160,000

Comparable Properties



33 Kenneth St BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,390,000
Method: Private Sale
Date: 10/06/2026
Property Type: Townhouse (Res)
Land Size: 280 sqm approx



4a Prospect Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 02/06/2026
Property Type: House
Land Size: 305 sqm approx



36 The Crest BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 10/03/2026
Property Type: House (Res)
Land Size: 287 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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