

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

2/32 Marjorie Close, Bulleen Vic 3105

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$822,500

Property Type

Unit

Suburb

Bulleen

Period - From

01/04/2025

to

31/03/2026

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	2/24 Moresby Av BULLEEN 3105	\$750,000	30/01/2026
2	3/102-106 Thompsons Rd BULLEEN 3105	\$854,000	17/01/2026
3	2/83 Willow Bnd BULLEEN 3105	\$795,000	08/12/2025

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:

05/05/2026 13:21



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Property Type: Unit
Land Size: 223 sqm approx
Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending March 2026: \$822,500

Comparable Properties



2/24 Moresby Av BULLEEN 3105 (REI/VG)

Agent Comments

3
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Price: \$750,000
Method: Private Sale
Date: 30/01/2026
Property Type: Unit
Land Size: 232 sqm approx



3/102-106 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

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 1

Price: \$854,000
Method: Private Sale
Date: 17/01/2026
Property Type: Townhouse (Res)
Land Size: 160 sqm approx



2/83 Willow Bnd BULLEEN 3105 (REI/VG)

Agent Comments

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Price: \$795,000
Method: Private Sale
Date: 08/12/2025
Property Type: Unit
Land Size: 247 sqm approx

Account - VICPROP | P: 03 8888 1011