

# 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

25 Helene Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,390,000 Property Type House Suburb Bulleen

Period - From 01/10/2023 to 31/12/2023 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	1 Eric Av TEMPLESTOWE LOWER 3107	\$1,180,000	14/09/2023
2	13 Austin St BULLEEN 3105	\$1,170,000	20/09/2023
3	30 Apex Cr BULLEEN 3105	\$1,100,000	06/09/2023

**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:

29/01/2024 09:55

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**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
December quarter 2023: \$1,390,000



 3    2    2

**Property Type:** House  
**Land Size:** 604 sqm approx  
**Agent Comments**

## Comparable Properties



**1 Eric Av TEMPLESTOWE LOWER 3107 (REI)**   **Agent Comments**

 3    2    2

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 14/09/2023  
**Property Type:** House (Res)  
**Land Size:** 712 sqm approx



**13 Austin St BULLEEN 3105 (REI)**   **Agent Comments**

 3    1    2

**Price:** \$1,170,000  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** House  
**Land Size:** 753 sqm approx



**30 Apex Cr BULLEEN 3105 (REI)**   **Agent Comments**

 3    1    2

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 06/09/2023  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx

**Account - Barry Plant** | P: 03 9842 8888