

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

26 Flinders Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,362,000

Property Type House

Suburb Bulleen

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	13 Lindsay St BULLEEN 3105	\$1,185,000	12/06/2026
2	29 Alison Av BULLEEN 3105	\$1,185,000	02/06/2026
3	15 Lincoln Dr BULLEEN 3105	\$1,100,000	27/04/2026

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:

07/09/2026 15:36



Property Type: House
Land Size: 583 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending June 2026: \$1,362,000

Comparable Properties



13 Lindsay St BULLEEN 3105 (REI)



Price: \$1,185,000
Method: Private Sale
Date: 12/06/2026
Property Type: House
Land Size: 729 sqm approx

Agent Comments

High side of the road. Similar vintage home. A bit bigger land size.



29 Alison Av BULLEEN 3105 (REI)



Price: \$1,185,000
Method: Sold Before Auction
Date: 02/06/2026
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments

Similar land size. Elevated home.



15 Lincoln Dr BULLEEN 3105 (REI/VG)



Price: \$1,100,000
Method: Private Sale
Date: 27/04/2026
Rooms: 5
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments

Rendered property but similar vintage and land size.