

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

26a Vera Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$990,000

&

\$1,060,000

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	2/140 Ayr St DONCASTER 3108	\$1,100,000	11/07/2026
2	4/27 Acheron St DONCASTER 3108	\$1,038,000	22/05/2026
3	13 Cone St BULLEEN 3105	\$1,045,000	14/03/2026

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:

12/08/2026 16:11

Sophie Broadbent

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Indicative Selling Price

\$990,000 - \$1,060,000

Median House Price

Year ending June 2026: \$1,362,000



3 2 2

Property Type: Townhouse

Land Size: 313 sqm approx

Agent Comments

Comparable Properties



2/140 Ayr St DONCASTER 3108 (REI)

Agent Comments

4 2 1

Price: \$1,100,000

Method: Private Sale

Date: 11/07/2026

Property Type: Townhouse (Single)

Land Size: 245 sqm approx



4/27 Acheron St DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$1,038,000

Method: Sold Before Auction

Date: 22/05/2026

Property Type: Townhouse (Res)



13 Cone St BULLEEN 3105 (REI/VG)

Agent Comments

3 2 2

Price: \$1,045,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)

Land Size: 236 sqm approx

Account - Jellis Craig | P: 03 9870 6211