

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

4/1 DERRECK AVENUE BULLEEN VIC 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Bulleen

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

2/19 JANET STREET TEMPLESTOWE LOWER VIC 3107	\$920,000	30-Jun-26
1/2 DUMOSSA AVENUE BULLEEN VIC 3105	\$915,000	29-Jun-26
2/99 WILLOW BEND BULLEEN VIC 3105	\$881,500	16-Sep-26

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 6 months.~~

This Statement of Information was prepared on: 21 September 2026


**2/19 JANET STREET
TEMPLESTOWE LOWER VIC 3107**

 3
  2
  1

Sold Price **\$920,000** Sold Date **30-Jun-26**

Distance **1.05km**


**1/2 DUMOSSA AVENUE BULLEEN
VIC 3105**

 3
  2
  1

Sold Price ^{RS} **\$915,000** Sold Date **29-Jun-26**

Distance **0.25km**


**2/99 WILLOW BEND BULLEEN VIC
3105**

 3
  2
  1

Sold Price ^{RS} **\$881,500** Sold Date **16-Sep-26**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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