

# 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

5 Glencester Court, 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 \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,275,000

Property Type House

Suburb Bulleen

Period - From 01/04/2026

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 | 62 Rocklea Rd BULLEEN 3105     | \$1,410,000 | 16/05/2026   |
| 2 | 16 Panorama Ct BULLEEN 3105    | \$1,150,000 | 30/04/2026   |
| 3 | 3 Claremont La BULLEEN 3105    | \$1,388,000 | 18/04/2026   |

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:

17/08/2026 23:37

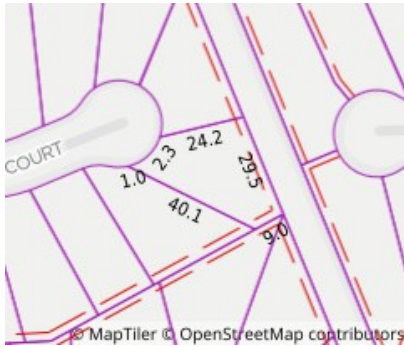
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**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

June quarter 2026: \$1,275,000



 3  2  2

**Property Type:** House

**Land Size:** 727 sqm approx

**Agent Comments**

## Comparable Properties



**62 Rocklea Rd BULLEEN 3105 (REI)**

**Agent Comments**

 3  2  3

**Price:** \$1,410,000

**Method:** Auction Sale

**Date:** 16/05/2026

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 658 sqm approx



**16 Panorama Ct BULLEEN 3105 (REI)**

**Agent Comments**

 4  1  2

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 30/04/2026

**Property Type:** House

**Land Size:** 678 sqm approx



**3 Claremont La BULLEEN 3105 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,388,000

**Method:** Auction Sale

**Date:** 18/04/2026

**Property Type:** House (Res)

**Land Size:** 657 sqm approx

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