

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

77 Yarra Valley Boulevard, Bulleen Vic 3105

Indicative selling price

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

Range between \$2,200,000

&

\$2,420,000

Median sale price

Median price \$1,377,500

Property Type House

Suburb Bulleen

Period - From 01/04/2025

to

31/03/2026

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	6 Pinnacle Cr BULLEEN 3105	\$2,270,000	19/06/2026
2	86 Yarra Valley Blvd BULLEEN 3105	\$2,300,000	09/05/2026
3	25 Flinders St BULLEEN 3105	\$2,252,000	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:

24/06/2026 12:06



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Rooms: 11
Property Type: Land
Land Size: 805 sqm approx
Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,420,000
Median House Price
 Year ending March 2026: \$1,377,500

Comparable Properties



6 Pinnacle Cr BULLEEN 3105 (REI)

Agent Comments

5
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 3

Price: \$2,270,000
Method: Sold Before Auction
Date: 19/06/2026
Property Type: House (Res)
Land Size: 697 sqm approx



86 Yarra Valley Blvd BULLEEN 3105 (REI)

Agent Comments

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Price: \$2,300,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)



25 Flinders St BULLEEN 3105 (REI)

Agent Comments

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Price: \$2,252,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 557 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799