

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

7a Fir Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,085,000

Property Type Townhouse

Suburb Bulleen

Period - From 03/06/2025

to

02/06/2026

Source Property Data

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	9 Aberdeen Dr DONCASTER 3108	\$2,000,000	10/05/2026
2	41 Silver Leaf Cirt DONCASTER 3108	\$2,002,000	02/04/2026
3	7 Fir St BULLEEN 3105	\$2,060,000	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:

03/06/2026 11:25

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Indicative Selling Price

\$1,900,000 - \$2,050,000

Median Townhouse Price

03/06/2025 - 02/06/2026: \$1,085,000

 4  3  2

Property Type:

Agent Comments



Comparable Properties



9 Aberdeen Dr DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$2,000,000

Method: Auction Sale

Date: 10/05/2026

Property Type: House (Res)



41 Silver Leaf Cirt DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$2,002,000

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 423 sqm approx



7 Fir St BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$2,060,000

Method: Private Sale

Date: 14/03/2026

Property Type: House (Res)

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511