

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

83 Pleasant Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

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	6 Latrobe St BULLEEN 3105	\$1,475,000	02/05/2026
2	59 Yarra Valley Blvd BULLEEN 3105	\$1,680,000	30/04/2026
3	14 Heather Gr TEMPLESTOWE LOWER 3107	\$1,600,000	28/02/2026

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:

10/08/2026 14:18

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

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



5
 3
 2

Property Type: House**Land Size:** 557 sqm approx**Agent Comments**

Comparable Properties

**6 Latrobe St BULLEEN 3105 (REI)****Agent Comments**

5
 3
 2

Price: \$1,475,000**Method:** Private Sale**Date:** 02/05/2026**Property Type:** House**Land Size:** 591 sqm approx**59 Yarra Valley Blvd BULLEEN 3105 (VG)****Agent Comments**

4
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Price: \$1,680,000**Method:** Sale**Date:** 30/04/2026**Property Type:** House (Res)**Land Size:** 342 sqm approx**14 Heather Gr TEMPLESTOWE LOWER 3107 (REI/VG)****Agent Comments**

4
 4
 2

Price: \$1,600,000**Method:** Auction Sale**Date:** 28/02/2026**Property Type:** House (Res)**Land Size:** 359 sqm approx