

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

29A Walter Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,422,500

Property Type House

Suburb Bulleen

Period - From 04/08/2024

to

03/08/2025

Source Real Estate

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	5a Balmoral Av TEMPLESTOWE LOWER 3107	\$1,190,000	26/07/2025
2	23 Calderwood St BULLEEN 3105	\$1,115,000	07/06/2025
3	2a Hazel Dr TEMPLESTOWE LOWER 3107	\$1,200,000	07/06/2025

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:

04/08/2025 12:23



4 2 2

Rooms: 9
Property Type: Townhouse (Res)
Land Size: 472 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
04/08/2024 - 03/08/2025: \$1,100,000

Comparable Properties



5a Balmoral Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,190,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 440 sqm approx



23 Calderwood St BULLEEN 3105 (REI/VG)

Agent Comments

4 3 2

Price: \$1,115,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 271 sqm approx



2a Hazel Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 2

Price: \$1,200,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)