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	45 WALTER STREET BULLEEN VIC 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,700,000	&	$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,318,000	Property type	House	Suburb	Bulleen
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
13 ILMA COURT BULLEEN VIC 3105	$1,780,000	27-Aug-25
1 MORESBY AVENUE BULLEEN VIC 3105	$1,902,000	27-Jun-25
55 WALTER STREET BULLEEN VIC 3105	$1,415,000	24-May-25

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 6 months.~~

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HEAVYSIDE Real Estate
P 03 9470 3390
M 0403 020 404
E admin@heavyside.co



13 ILMA COURT BULLEEN VIC 3105 Sold Price RS **$1,780,000** Sold Date **27-Aug-25**

4 2 2 Distance **2.23km**



1 MORESBY AVENUE BULLEEN VIC 3105 Sold Price **$1,902,000** Sold Date **27-Jun-25**

4 3 3 Distance **0.91km**



55 WALTER STREET BULLEEN VIC 3105 Sold Price **$1,415,000** Sold Date **24-May-25**

4 2 2 Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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