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	25 Carrathool 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 $1,401,500 Property Type House Suburb Bulleen

Period - From 01/10/2025 to 31/12/2025 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	7 Kathleen Gr BULLEEN 3105	$1,160,000	06/09/2025
2	50 Marcus Rd TEMPLESTOWE LOWER 3107	$1,185,000	16/08/2025
3	24 Lilian St BULLEEN 3105	$1,200,000	15/08/2025

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: 20/01/2026 12:27

25 Carrathool Street, Bulleen Vic 3105

JellisCraig

Anthony Pittas
8841 4888
0400 079 408
anthonypittas@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
December quarter 2025: $1,401,500

Comparable Properties



7 Kathleen Gr BULLEEN 3105 (REI/VG)

3 1 2

Price: $1,160,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments



50 Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)

3 1 2

Price: $1,185,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



24 Lilian St BULLEEN 3105 (REI/VG)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 604 sqm approx

Agent Comments

REIV THE DIFFERENCE

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