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	5 Helene Street, Bulleen Vic 3105

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,380,000 Property Type House Suburb Bulleen

Period - From 01/01/2025 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	14 Ben Nevis Gr BULLEEN 3105	$1,280,000	14/01/2026
2	142 Thompsons Rd BULLEEN 3105	$1,150,000	08/12/2025
3	37 Corroboree Pl TEMPLESTOWE LOWER 3107	$1,310,000	20/09/2025

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: 03/03/2026 13:42

5 Helene Street, Bulleen Vic 3105

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4 2 5

Property Type: House
Land Size: 628 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending December 2025: $1,380,000

Comparable Properties



14 Ben Nevis Gr BULLEEN 3105 (REI/VG)

3 2 2

Price: $1,280,000
Method: Private Sale
Date: 14/01/2026
Property Type: House
Land Size: 675 sqm approx

Agent Comments



142 Thompsons Rd BULLEEN 3105 (REI/VG)

3 1 4

Price: $1,150,000
Method: Private Sale
Date: 08/12/2025
Property Type: House (Res)
Land Size: 747 sqm approx

Agent Comments



37 Corroboree Pl TEMPLESTOWE LOWER 3107 (REI/VG)

5 2 3

Price: $1,310,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 709 sqm approx

Agent Comments

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