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<br>Including suburb and postcode | 9 Rose Avenue, Bulleen Vic 3105 |

## Indicative selling price

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

Range between $1,180,000 & $1,280,000

## 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 | 105 Swanston St TEMPLESTOWE LOWER 3107 | $1,160,000 | 14/02/2026 |
| 2 | 27 Westwood Dr BULLEEN 3105 | $1,290,000 | 24/12/2025 |
| 3 | 4 Alison Av BULLEEN 3105 | $1,267,000 | 23/10/2025 |

**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: 19/03/2026 10:10

# 9 Rose Avenue, Bulleen Vic 3105

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4 2 2

**Property Type:** House
**Land Size:** 654 sqm approx

Agent Comments

**Indicative Selling Price**
$1,180,000 - $1,280,000
**Median House Price**
Year ending December 2025: $1,380,000

## Comparable Properties



**105 Swanston St TEMPLESTOWE LOWER 3107 (REI)**

4 1 1

**Price:** $1,160,000
**Method:** Auction Sale
**Date:** 14/02/2026
**Rooms:** 5
**Property Type:** House (Res)
**Land Size:** 655 sqm approx

Agent Comments



**27 Westwood Dr BULLEEN 3105 (REI/VG)**

4 2 2

**Price:** $1,290,000
**Method:** Private Sale
**Date:** 24/12/2025
**Property Type:** House
**Land Size:** 889 sqm approx

Agent Comments



**4 Alison Av BULLEEN 3105 (REI/VG)**

4 2 2

**Price:** $1,267,000
**Method:** Sold Before Auction
**Date:** 23/10/2025
**Property Type:** House (Res)
**Land Size:** 588 sqm approx

Agent Comments



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