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 | 13 Walter Street, 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 | 40 Apex Cr BULLEEN 3105 | $1,190,000 | 16/03/2026 |
| 2 | 6 Bernice St DONCASTER 3108 | $1,318,000 | 26/12/2025 |
| 3 | 26 Marcus Rd TEMPLESTOWE LOWER 3107 | $1,230,000 | 03/12/2025 |

**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: 18/03/2026 11:03

# 13 Walter Street, Bulleen Vic 3105

JellisCraig

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




3 1 1

**Property Type:** House
**Land Size:** 820 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



**40 Apex Cr BULLEEN 3105 (REI)**

3 1 2

**Price:** $1,190,000
**Method:** Private Sale
**Date:** 16/03/2026
**Property Type:** House
**Land Size:** 604 sqm approx

Agent Comments



**6 Bernice St DONCASTER 3108 (REI/VG)**

3 1 2

**Price:** $1,318,000
**Method:** Private Sale
**Date:** 26/12/2025
**Property Type:** House
**Land Size:** 687 sqm approx

Agent Comments



**26 Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

3 1 1

**Price:** $1,230,000
**Method:** Private Sale
**Date:** 03/12/2025
**Property Type:** House (Res)
**Land Size:** 715 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE | propertydata.com.au

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