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	1b Rose Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between $1,500,000 & $1,550,000

Median sale price

Median price $1,377,500 Property Type House Suburb Bulleen

Period - From 01/04/2025 to 31/03/2026 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	8a Corroboree Pl TEMPLESTOWE LOWER 3107	$1,530,000	10/02/2026
2	31 Buckingham Cr DONCASTER 3108	$1,550,000	12/11/2025
3			

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: 14/04/2026 16:02

1b Rose Avenue, Bulleen Vic 3105

JellisCraig

Frank Perri
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4 3 2

Property Type: Townhouse
Land Size: 310 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,550,000
Median House Price
Year ending March 2026: $1,377,500

Comparable Properties



8a Corroboree Pl TEMPLESTOWE LOWER 3107 (REI)

4 3 2

Price: $1,530,000
Method: Private Sale
Date: 10/02/2026
Property Type: House

Agent Comments



31 Buckingham Cr DONCASTER 3108 (REI/VG)

4 3 2

Price: $1,550,000
Method: Private Sale
Date: 12/11/2025
Property Type: House
Land Size: 229 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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