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	34 Prospect Road, Bulleen Vic 3105

Indicative selling price

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

Single price $1,198,000

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	22a Walter St BULLEEN 3105	$1,150,000	12/06/2026
2	2/26 Calderwood St BULLEEN 3105	$1,160,000	18/02/2026
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: 22/06/2026 11:26

34 Prospect Road, Bulleen Vic 3105

JellisCraig

George Pangalos
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0430 060 123
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4 2 1

Property Type: House
Land Size: 289 sqm approx

Agent Comments

Indicative Selling Price
$1,198,000
Median House Price
Year ending March 2026: $1,377,500

Comparable Properties



22a Walter St BULLEEN 3105 (REI)

4 2 2

Price: $1,150,000
Method: Private Sale
Date: 12/06/2026
Property Type: House (Res)

Agent Comments



2/26 Calderwood St BULLEEN 3105 (REI/VG)

4 3 2

Price: $1,160,000
Method: Sold Before Auction
Date: 18/02/2026
Property Type: Townhouse (Res)

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.

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