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	83 Pleasant Road, Bulleen Vic 3105

Indicative selling price

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

Range between $1,590,000 & $1,650,000

Median sale price

Median price $1,362,000 Property Type House Suburb Bulleen

Period - From 01/07/2025 to 30/06/2026 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	15 Walter St BULLEEN 3105	$1,618,000	08/08/2026
2	59 Yarra Valley Blvd BULLEEN 3105	$1,680,000	30/04/2026
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: 24/08/2026 11:33

83 Pleasant Road, Bulleen Vic 3105

JellisCraig

Thi Nguyen
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5 3 2

Property Type: House
Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price
$1,590,000 - $1,650,000
Median House Price
Year ending June 2026: $1,362,000

Comparable Properties



15 Walter St BULLEEN 3105 (REI)

4 3 2

Price: $1,618,000
Method: Private Sale
Date: 08/08/2026
Property Type: House
Land Size: 409 sqm approx

Agent Comments



59 Yarra Valley Blvd BULLEEN 3105 (VG)

4 - -

Price: $1,680,000
Method: Sale
Date: 30/04/2026
Property Type: House (Res)
Land Size: 342 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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