Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 18/11/2026

Property offered for sale

Address
Including suburb and postcode: 31 Bulla Road, Essendon North Vic 3041

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	2	2	N/A	236

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,300,000 & $1,400,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,327,000 | Property type: House | Suburb: Essendon North

Period: from 18/11/2025 to 17/11/2026 | Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	21 Balmoral Av STRATHMORE 3041		
Sale price	$1,355,000	Date of sale	01/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	4	3	3	N/A	247

Comparable property 2

Address	22 Wendora St STRATHMORE 3041		
Sale price	$1,270,000	Date of sale	06/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	3	2	N/A	N/A

Comparable property 3

Address	54 Edward St ESSENDON 3040		
Sale price	$1,260,000	Date of sale	04/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	4	2	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=981d482d763928feec87e907c8666038

31 Bulla Road, Essendon North Vic 3041

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3 2 2

Property Type: House
Land Size: 236 sqm approx

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
18/11/2025 - 17/11/2026: $1,327,000

Agent Comments

The property occupies a similar land area to a townhouse but is freestanding, and has therefore been classified as a house. The home is beautifully presented, low-maintenance and situated in a highly central location.

Comparable Properties



21 Balmoral Av STRATHMORE 3041 (REI)

4 3 3

Price: $1,355,000
Method: Private Sale
Date: 01/10/2026
Property Type: Townhouse (Single)
Land Size: 247 sqm approx

Agent Comments

Both properties occupy convenient locations for amenities, with similar internal finishes and land sizes. However, this property is inferior due to its shared wall with the neighbouring residence, although it offers superior accommodation with an additional bedroom.



22 Wendora St STRATHMORE 3041 (REI)

4 3 2

Price: $1,270,000
Method: Private Sale
Date: 06/07/2026
Property Type: House

Agent Comments

While this property offers an additional bedroom and slightly larger land size, it is further from local amenities and has smaller bedrooms. In comparison, Bulla Road offers a generously sized, dedicated study that provides flexibility for multiple uses.



54 Edward St ESSENDON 3040 (REI)

4 4 2

Price: $1,260,000
Method: Private Sale
Date: 04/07/2026
Property Type: House (Res)

Agent Comments

Both properties occupy central locations. While this property offers a larger landholding, an additional bedroom and a freestanding design -like Bulla Road, it is inferior in terms of its considerably older internal finishes.

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