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	3/36 Templestowe Road, Bulleen Vic 3105

Indicative selling price

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

Range between $600,000 & $630,000

Median sale price

Median price $600,000 Property Type Unit Suburb Bulleen

Period - From 01/07/2024 to 30/09/2024 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	1/1 Colite St BULLEEN 3105	$650,000	15/11/2024
2	3/63-65 Manningham Rd BULLEEN 3105	$600,000	11/09/2024
3	4/56 Banksia St HEIDELBERG 3084	$650,000	25/08/2024

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: 19/11/2024 10:59

3/36 Templestowe Road, Bulleen Vic 3105

Andrew Shen
9908 5700
0410 108 000
andrewshen@jelliscraig.com.au



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$600,000 - $630,000
Median Unit Price
September quarter 2024: $600,000

Comparable Properties



1/1 Colite St BULLEEN 3105 (REI)

2 1 2

Price: $650,000
Method: Private Sale
Date: 15/11/2024
Property Type: Unit
Land Size: 135 sqm approx

Agent Comments



3/63-65 Manningham Rd BULLEEN 3105 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 11/09/2024
Property Type: Unit

Agent Comments



4/56 Banksia St HEIDELBERG 3084 (REI/VG)

2 1 1

Price: $650,000
Method: Private Sale
Date: 25/08/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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