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	5 Valentine Street, Bulleen Vic 3105

Indicative selling price

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

Range between $1,470,000 & $1,530,000

Median sale price

Median price $1,373,000 Property Type House Suburb Bulleen

Period - From 01/01/2025 to 31/03/2025 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	32 Brendan Av DONCASTER 3108	$1,398,888	17/03/2025
2	20 Soderlund Dr DONCASTER 3108	$1,480,000	17/03/2025
3	57 Thompsons Rd BULLEEN 3105	$1,403,000	03/10/2024

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: 04/04/2025 16:19

5 Valentine Street, Bulleen Vic 3105

BARRYPLANT



4 2 2

Property Type: House (Res)
Land Size: 881 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.

Indicative Selling Price
$1,470,000 - $1,530,000
Median House Price
March quarter 2025: $1,373,000

Comparable Properties



32 Brendan Av DONCASTER 3108 (REI)

4 2 2

Price: $1,398,888
Method: Private Sale
Date: 17/03/2025
Property Type: House (Res)
Land Size: 926 sqm approx

Agent Comments



20 Soderlund Dr DONCASTER 3108 (REI)

4 2 3

Price: $1,480,000
Method: Private Sale
Date: 17/03/2025
Property Type: House

Agent Comments



57 Thompsons Rd BULLEEN 3105 (REI/VG)

4 2 2

Price: $1,403,000
Method: Auction Sale
Date: 03/10/2024
Property Type: House (Res)
Land Size: 727 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE | propertydata.com.au

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