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	19/82 Bulla Road, Strathmore Vic 3041

Indicative selling price

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

Range between $360,000 & $390,000

Median sale price

Median price $835,000 Property Type Unit Suburb Strathmore

Period - From 01/04/2024 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	211/82 Bulla Rd STRATHMORE 3041	$355,000	11/02/2025
2	1/1024 Mt Alexander Rd ESSENDON 3040	$370,000	10/02/2025
3	9/82 Bulla Rd STRATHMORE 3041	$395,000	06/02/2025

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: 25/06/2025 11:07

19/82 Bulla Road, Strathmore Vic 3041

Tom Donnelley
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1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Modern 1 bedroom apartment with a large courtyard space.

Indicative Selling Price
$360,000 - $390,000
Median Unit Price
Year ending March 2025: $835,000

Comparable Properties



211/82 Bulla Rd STRATHMORE 3041 (REI/VG)

1 1 1

Price: $355,000
Method: Private Sale
Date: 11/02/2025
Property Type: Apartment

Agent Comments

located in the same building however is an inferior size due to the lack of courtyard space.

1/1024 Mt Alexander Rd ESSENDON 3040 (VG)

1 - -

Price: $370,000
Method: Sale
Date: 10/02/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Modern apartment offering comparable accommodation.



9/82 Bulla Rd STRATHMORE 3041 (VG)

1 - -

Price: $395,000
Method: Sale
Date: 06/02/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Located in the same building offering comparable accommodation.

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