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	10/82 Bulla Road, Strathmore Vic 3041

Indicative selling price

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

Range between $490,000 & $530,000

Median sale price

Median price $837,500 Property Type Unit Suburb Strathmore

Period - From 01/07/2024 to 30/06/2025 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	411/2a Duffy St ESSENDON NORTH 3041	$550,000	18/08/2025
2	5/222 Keilor Rd ESSENDON NORTH 3041	$540,000	12/08/2025
3	117/82-86 Bulla Rd STRATHMORE 3041	$480,000	28/06/2025

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: 25/08/2025 13:26

10/82 Bulla Road, Strathmore Vic 3041

JellisCraig

Kieran Moloney
8378 0500
0400 634 565
kieranmoloney@jelliscraig.com.au



2 2 1

Rooms: 3
Property Type: Apartment

Agent Comments

Modern ground floor apartment offering 2 bed, 2 bath, 1 car and courtyard.

Indicative Selling Price
$490,000 - $530,000
Median Unit Price
Year ending June 2025: $837,500

Comparable Properties



411/2a Duffy St ESSENDON NORTH 3041 (REI)

2 2 1

Price: $550,000
Method: Private Sale
Date: 18/08/2025
Property Type: House

Agent Comments

Newer apartment with a balcony opposed to a courtyard.



5/222 Keilor Rd ESSENDON NORTH 3041 (REI)

2 2 1

Price: $540,000
Method: Private Sale
Date: 12/08/2025
Property Type: Apartment
Land Size: 123 sqm approx

Agent Comments

Same accommodation split over 2 levels.



117/82-86 Bulla Rd STRATHMORE 3041 (REI)

2 2 1

Price: $480,000
Method: Private Sale
Date: 28/06/2025
Property Type: Apartment

Agent Comments

Located in the same block with a balcony opposed to a courtyard.

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