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 William Street, Bulleen Vic 3105

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,100,000 Property Type Townhouse Suburb Bulleen

Period - From 26/08/2024 to 25/08/2025 Source Property Data

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	2a Gordons Rd TEMPLESTOWE LOWER 3107	$1,470,000	08/08/2025
2	22 Wellington St TEMPLESTOWE LOWER 3107	$1,586,000	02/08/2025
3	25a Buckingham Cr DONCASTER 3108	$1,827,000	21/06/2025

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: 26/08/2025 13:11

19 William Street, Bulleen Vic 3105

BARRYPLANT



4 3 2

Property Type: Townhouse (Res)
Land Size: 279 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median Townhouse Price
26/08/2024 - 25/08/2025: $1,100,000

Comparable Properties



2a Gordons Rd TEMPLESTOWE LOWER 3107 (REI)

4 4 2

Price: $1,470,000
Method: Private Sale
Date: 08/08/2025
Property Type: House (Res)
Land Size: 341 sqm approx

Agent Comments



22 Wellington St TEMPLESTOWE LOWER 3107 (REI)

4 3 2

Price: $1,586,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 333 sqm approx

Agent Comments



25a Buckingham Cr DONCASTER 3108 (REI)

4 2 2

Price: $1,827,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)
Land Size: 488 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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