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	4 Alison Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between $1,190,000 & $1,290,000

Median sale price

Median price $1,335,000 Property Type House Suburb Bulleen

Period - From 01/07/2025 to 30/09/2025 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	46 Somerset Dr VIEWBANK 3084	$1,193,500	20/09/2025
2	9 Ralph St BULLEEN 3105	$1,220,000	07/09/2025
3	3 Gisborne St BULLEEN 3105	$1,270,000	06/09/2025

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: 04/10/2025 17:12

4 Alison Avenue, Bulleen Vic 3105



4 2 2

Property Type: House
Land Size: 588 sqm approx

Agent Comments

Indicative Selling Price
$1,190,000 - $1,290,000
Median House Price
September quarter 2025: $1,335,000

Comparable Properties



46 Somerset Dr VIEWBANK 3084 (REI)

3 2 4

Price: $1,193,500
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



9 Ralph St BULLEEN 3105 (REI)

3 1 1

Price: $1,220,000
Method: Sold Before Auction
Date: 07/09/2025
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments



3 Gisborne St BULLEEN 3105 (REI)

4 3 2

Price: $1,270,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 818 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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