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<br>Including suburb and postcode | 1/31 Westwood Drive, Bulleen Vic 3105 |

## Indicative selling price

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

Range between $1,050,000 & $1,155,000

## Median sale price

Median price $859,500 Property Type Unit Suburb Bulleen

Period - From 01/10/2024 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 | 2/18 Marjorie Cl BULLEEN 3105 | $1,090,000 | 12/07/2025 |
| 2 | 2/36 Lindsay St BULLEEN 3105 | $1,060,000 | 14/06/2025 |
| 3 | 2/1 Ruda St DONCASTER 3108 | $1,045,000 | 29/05/2025 |

**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: 14/10/2025 12:10

# 1/31 Westwood Drive, Bulleen Vic 3105

RT Edgar




**Property Type:**
Agent Comments

**Indicative Selling Price**
$1,050,000 - $1,155,000
**Median Unit Price**
Year ending September 2025: $859,500

## Comparable Properties



**2/18 Marjorie Cl BULLEEN 3105 (REI/VG)**

3 2 2

Agent Comments

**Price:** $1,090,000
**Method:** Auction Sale
**Date:** 12/07/2025
**Property Type:** Townhouse (Res)
**Land Size:** 197 sqm approx



**2/36 Lindsay St BULLEEN 3105 (REI/VG)**

3 2 2

Agent Comments

**Price:** $1,060,000
**Method:** Private Sale
**Date:** 14/06/2025
**Property Type:** Townhouse (Single)
**Land Size:** 263 sqm approx



**2/1 Ruda St DONCASTER 3108 (REI/VG)**

3 2 2

Agent Comments

**Price:** $1,045,000
**Method:** Private Sale
**Date:** 29/05/2025
**Property Type:** Townhouse (Res)
**Land Size:** 248 sqm approx

**Account** - RT Edgar Boroondara | P: 88882000

REIV THE DIFFERENCE | propertydata.com.au

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