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 Harold Street, Bulleen Vic 3105

Indicative selling price

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

Range between $980,000 & $1,050,000

Median sale price

Median price $1,340,000 Property Type House 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	6/415 Doncaster Rd DONCASTER 3108	$995,000	25/11/2025
2	2/17 Outhwaite Av DONCASTER 3108	$1,061,888	07/11/2025
3	2/36 Lindsay St BULLEEN 3105	$1,060,000	14/06/2025

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: 28/11/2025 12:20

4 Harold Street, Bulleen Vic 3105

JellisCraig

Anthony Pittas
8841 4888
0400 079 408
anthonypittas@jelliscraig.com.au



4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$980,000 - $1,050,000
Median House Price
Year ending September 2025: $1,340,000

Comparable Properties



6/415 Doncaster Rd DONCASTER 3108 (REI)

4 2 2

Price: $995,000
Method: Sold Before Auction
Date: 25/11/2025
Property Type: Townhouse (Single)

Agent Comments



2/17 Outhwaite Av DONCASTER 3108 (REI)

4 2 2

Price: $1,061,888
Method: Private Sale
Date: 07/11/2025
Property Type: Townhouse (Res)
Land Size: 179 sqm approx

Agent Comments



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

3 2 2

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

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

REIV THE DIFFERENCE

propertydata .com.au

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