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	25 Fuller Street, Bulleen Vic 3105

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	23 White Way BULLEEN 3105	$1,300,000	11/09/2025
2	53 Walter St BULLEEN 3105	$1,340,000	19/08/2025
3	4 Alfreda Av BULLEEN 3105	$1,260,000	19/06/2025

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: 11/11/2025 09:31

25 Fuller Street, Bulleen Vic 3105

JellisCraig

Anthony Pittas
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0400 079 408
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4 1 3

Property Type: House
Land Size: 627 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending September 2025: $1,340,000

Comparable Properties



23 White Way BULLEEN 3105 (REI/VG)

4 2 2

Price: $1,300,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: House (Res)
Land Size: 681 sqm approx

Agent Comments



53 Walter St BULLEEN 3105 (REI/VG)

4 2 2

Price: $1,340,000
Method: Private Sale
Date: 19/08/2025
Property Type: House (Res)
Land Size: 775 sqm approx

Agent Comments



4 Alfreda Av BULLEEN 3105 (REI/VG)

4 2 2

Price: $1,260,000
Method: Sold Before Auction
Date: 19/06/2025
Property Type: House (Res)
Land Size: 739 sqm approx

Agent Comments

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