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	1/30 Calderwood Street, Bulleen Vic 3105

Indicative selling price

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

Range between $1,250,000 & $1,300,000

Median sale price

Median price $1,060,000 Property Type Townhouse Suburb Bulleen

Period - From 27/01/2025 to 26/01/2026 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	1/18 Monaco St DONCASTER 3108	$1,292,000	04/12/2025
2	2/14 Yarraleen Pl BULLEEN 3105	$1,261,000	20/11/2025
3	1/11 Valentine St BULLEEN 3105	$1,300,000	10/10/2025

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: 27/01/2026 10:02

1/30 Calderwood Street, Bulleen Vic 3105

JellisCraig

Thi Nguyen
8841 4888
0423 027 036
thinguyen@jelliscraig.com.au



5 4 2

Rooms: 6
Property Type: Townhouse (Single)
Land Size: 298 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,300,000
Median Townhouse Price
27/01/2025 - 26/01/2026: $1,060,000

Comparable Properties



1/18 Monaco St DONCASTER 3108 (REI)

4 3 2

Price: $1,292,000
Method: Private Sale
Date: 04/12/2025
Property Type: Townhouse (Res)
Land Size: 265 sqm approx

Agent Comments



2/14 Yarraleen Pl BULLEEN 3105 (REI/VG)

4 3 3

Price: $1,261,000
Method: Private Sale
Date: 20/11/2025
Property Type: Townhouse (Res)

Agent Comments



1/11 Valentine St BULLEEN 3105 (REI/VG)

4 2 2

Price: $1,300,000
Method: Private Sale
Date: 10/10/2025
Property Type: Townhouse (Res)
Land Size: 289 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

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