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	3/33 Bulkara Avenue, Forest Hill Vic 3131

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,272,500 Property Type House Suburb Forest Hill

Period - From 01/10/2025 to 31/12/2025 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	11/33 Bulkara Av FOREST HILL 3131	$1,580,000	28/10/2025
2	1/36 Ruby St BURWOOD EAST 3151	$1,445,200	11/10/2025
3	50 Barter Cr FOREST HILL 3131	$1,549,000	06/10/2025

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: 13/01/2026 10:33

3/33 Bulkara Avenue, Forest Hill Vic 3131

JellisCraig

Hugh Francis
9908 5700
0401 265 338
hughfrancis@jelliscraig.com.au



4 2 2

Property Type: Strata Unit/Flat
Land Size: 320 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
December quarter 2025: $1,272,500

Comparable Properties

11/33 Bulkara Av FOREST HILL 3131 (VG)

4 - -

Price: $1,580,000
Method: Sale
Date: 28/10/2025
Property Type: Strata Unit/Villa Unit/Townhouse - Single OYO Unit

Agent Comments



1/36 Ruby St BURWOOD EAST 3151 (REI)

4 3 2

Price: $1,445,200
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)

Agent Comments



50 Barter Cr FOREST HILL 3131 (REI/VG)

4 2 2

Price: $1,549,000
Method: Auction Sale
Date: 06/10/2025
Property Type: Townhouse (Res)
Land Size: 341 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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