

# 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

112 Willow Bend, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,550,000

### Median sale price

Median price \$1,275,000

Property Type House

Suburb Bulleen

Period - From 01/04/2026

to

30/06/2026

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 | 10 White Way BULLEEN 3105             | \$1,640,000 | 19/09/2026   |
| 2 | 22 Collins St BULLEEN 3105            | \$1,425,000 | 13/06/2026   |
| 3 | 53 Ironbark Dr TEMPLESTOWE LOWER 3107 | \$1,471,000 | 23/05/2026   |

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:

21/09/2026 22:21

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**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

June quarter 2026: \$1,275,000


 6
  3
  3
**Property Type:** House**Land Size:** 909 sqm approx

Agent Comments

## Comparable Properties

**10 White Way BULLEEN 3105 (REI)**

Agent Comments

 5
  3
  3
**Price:** \$1,640,000**Method:** Auction Sale**Date:** 19/09/2026**Property Type:** House (Res)**Land Size:** 664 sqm approx**22 Collins St BULLEEN 3105 (REI)**

Agent Comments

 6
  3
  2
**Price:** \$1,425,000**Method:** Auction Sale**Date:** 13/06/2026**Rooms:** 9**Property Type:** House (Res)**Land Size:** 557 sqm approx**53 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4
  2
  2
**Price:** \$1,471,000**Method:** Auction Sale**Date:** 23/05/2026**Property Type:** House (Res)**Land Size:** 682 sqm approx

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