Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

28 Sheahans Road, Bulleen Vic 3105

Indicative selling price

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

Single price \$1,495,000

Median sale price

Median price \$1,380,000	Property Type House	Suburb Bulleen
Period - From 01/04/2025	to 30/06/2025	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

Address of comparable property		Price	Date of sale
1	14 Hill View Pde TEMPLESTOWE LOWER 3107	\$1,333,300	05/07/2025
2	28 Heather Gr TEMPLESTOWE LOWER 3107	\$1,300,500	14/06/2025
3	54 Lowan Av TEMPLESTOWE LOWER 3107	\$1,356,000	23/01/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/07/2025 21:47









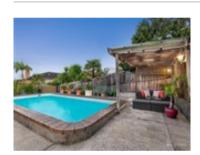
Property Type: House (Res) Land Size: 791 sqm approx

Agent Comments

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,495,000 **Median House Price** June quarter 2025: \$1,380,000

Comparable Properties



14 Hill View Pde TEMPLESTOWE LOWER 3107 (REI)

Price: \$1,333,300 Method: Auction Sale Date: 05/07/2025

Property Type: House (Res) Land Size: 655 sqm approx

Agent Comments



28 Heather Gr TEMPLESTOWE LOWER 3107 (REI)



Agent Comments

Price: \$1,300,500 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res) Land Size: 728 sqm approx



54 Lowan Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

Price: \$1,356,000

Method: Sold Before Auction

Date: 23/01/2025

Property Type: House (Res) Land Size: 649 sqm approx

Account - Barry Plant | P: 03 9842 8888



