

# 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

53 Walter Street, 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 \$1,290,000 & \$1,390,000

### 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	Price	Date of sale
1	4 Alfreda Av BULLEEN 3105	\$1,260,000	19/06/2025
2	55 Walter St BULLEEN 3105	\$1,415,000	24/05/2025
3	118 Willow Bnd BULLEEN 3105	\$1,350,000	29/03/2025

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:

08/07/2025 22:43

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**Indicative Selling Price**

\$1,290,000 - \$1,390,000

**Median House Price**

June quarter 2025: \$1,380,000



 4    2    2

**Property Type:** House

**Land Size:** 775 sqm approx

Agent Comments

## Comparable Properties



**4 Alfreda Av BULLEEN 3105 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,260,000

**Method:** Sold Before Auction

**Date:** 19/06/2025

**Property Type:** House (Res)

**Land Size:** 739 sqm approx



**55 Walter St BULLEEN 3105 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,415,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** House (Res)

**Land Size:** 800 sqm approx



**118 Willow Bnd BULLEEN 3105 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 29/03/2025

**Property Type:** House (Res)

**Land Size:** 723 sqm approx

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