

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

2/20 Allen Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$820,000

Property Type Unit

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	1/16 Harold St BULLEEN 3105	\$876,000	28/06/2025
2	1/1 St Andrews Cr BULLEEN 3105	\$727,000	30/04/2025
3	3/19 Lincoln Dr BULLEEN 3105	\$660,000	01/02/2025

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:

28/07/2025 11:09



2
 1
 2

Rooms: 4

Property Type: Unit

Land Size: 218 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

June quarter 2025: \$820,000

Comparable Properties



1/16 Harold St BULLEEN 3105 (REI)

Agent Comments

2
 1
 1

Price: \$876,000

Method: Auction Sale

Date: 28/06/2025

Property Type: Unit

Land Size: 290 sqm approx



1/1 St Andrews Cr BULLEEN 3105 (REI/VG)

Agent Comments

2
 2
 1

Price: \$727,000

Method: Private Sale

Date: 30/04/2025

Property Type: Townhouse (Res)



3/19 Lincoln Dr BULLEEN 3105 (REI/VG)

Agent Comments

2
 1
 1

Price: \$660,000

Method: Auction Sale

Date: 01/02/2025

Property Type: Unit

Land Size: 122 sqm approx

Account - Barry Plant | P: 03 9842 8888