

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

17 Vera Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Bulleen

Period - From 01/07/2024

to

30/06/2025

Source

Property Data

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	5 Benambra Dr TEMPLESTOWE LOWER 3107	\$1,222,000	29/03/2025
2	6 Milsom Av TEMPLESTOWE LOWER 3107	\$1,185,000	09/03/2025
3	42 Gisborne St BULLEEN 3105	\$1,220,000	09/01/2025

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:

01/07/2025 14:32

17 Vera Street, Bulleen Vic 3105



Property Type: House (Previously Occupied - Detached)
Land Size: 719 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
01/07/2024 - 30/06/2025: \$1,350,000

Comparable Properties



5 Benambra Dr TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**



Price: \$1,222,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 725 sqm approx



6 Milsom Av TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**



Price: \$1,185,000
Method: Sold After Auction
Date: 09/03/2025
Property Type: House (Res)
Land Size: 585 sqm approx



42 Gisborne St BULLEEN 3105 (REI/VG) **Agent Comments**



Price: \$1,220,000
Method: Private Sale
Date: 09/01/2025
Property Type: House (Res)
Land Size: 558 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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