

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

69 Helene Street, Bulleen Vic 3105

Indicative selling price

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

Single price

\$2,590,000

Median sale price

Median price

\$1,373,000

Property Type

House

Suburb

Bulleen

Period - From

01/01/2025

to

31/03/2025

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	102 Pleasant Rd TEMPLESTOWE LOWER 3107	\$2,330,000	03/07/2025
2	7 Pilbara Mews BULLEEN 3105	\$2,300,000	24/03/2025
3	13 Eagle Rise TEMPLESTOWE LOWER 3107	\$1,956,000	27/02/2025

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:

05/07/2025 16:03

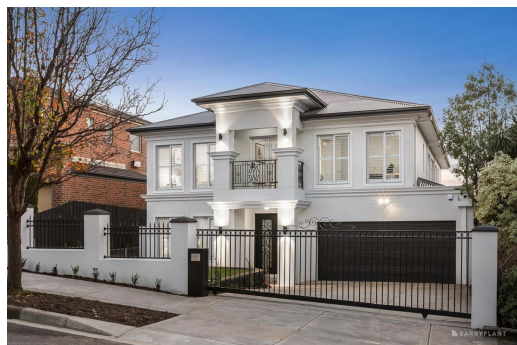
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Indicative Selling Price

\$2,590,000

Median House Price

March quarter 2025: \$1,373,000



 5  4  2

Property Type: House

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



102 Pleasant Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  3  2

Price: \$2,330,000

Method: Private Sale

Date: 03/07/2025

Property Type: House (Res)

Land Size: 722 sqm approx



7 Pilbara Mews BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$2,300,000

Method: Sold Before Auction

Date: 24/03/2025

Property Type: House (Res)



13 Eagle Rise TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  3  2

Price: \$1,956,000

Method: Private Sale

Date: 27/02/2025

Property Type: House (Res)

Land Size: 683 sqm approx

Account - Barry Plant | P: 03 9842 8888