

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

59 Stanley Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

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	11 Gympie St BULLEEN 3105	\$1,425,000	29/05/2025
2	6 Albany Pl BULLEEN 3105	\$1,550,000	17/05/2025
3	9 Cameo Ct BULLEEN 3105	\$1,410,000	03/05/2025

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:

31/07/2025 16:45



5 2 2

Property Type: House

Land Size: 726 sqm approx

Agent Comments

Comparable Properties



11 Gympie St BULLEEN 3105 (REI/VG)

Agent Comments

4 2 2

Price: \$1,425,000

Method: Sold Before Auction

Date: 29/05/2025

Property Type: House (Res)

Land Size: 604 sqm approx



6 Albany PI BULLEEN 3105 (REI)

Agent Comments

4 2 2

Price: \$1,550,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 690 sqm approx



9 Cameo Ct BULLEEN 3105 (REI)

Agent Comments

5 2 3

Price: \$1,410,000

Method: Auction Sale

Date: 03/05/2025

Property Type: House (Res)