

# 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

1/2 Dumossa Avenue, 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 \$950,000 & \$1,045,000

### Median sale price

Median price \$936,000 Property Type Unit Suburb Bulleen

Period - From 01/01/2026 to 31/03/2026 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	7a Austin St BULLEEN 3105	\$1,040,000	23/05/2026
2	2/9-11 Rosebank Tce TEMPLESTOWE LOWER 3107	\$971,888	21/05/2026
3	2/1 Warringal St BULLEEN 3105	\$1,050,000	07/02/2026

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:

02/06/2026 11:09

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 3    2    1

**Property Type:** Unit  
**Land Size:** 297 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median Unit Price**  
March quarter 2026: \$936,000

## Comparable Properties



**7a Austin St BULLEEN 3105 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,040,000  
**Method:** Auction Sale  
**Date:** 23/05/2026  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 387 sqm approx



**2/9-11 Rosebank Tce TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$971,888  
**Method:** Private Sale  
**Date:** 21/05/2026  
**Property Type:** Townhouse (Single)



**2/1 Warringal St BULLEEN 3105 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 07/02/2026  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 223 sqm approx

**Account - Barry Plant | P: 03 9842 8888**