Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	18 Vista Street, Bulleen Vic 3105
Including suburb and	
postcode	
, ,	

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,380,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	60 Summit Dr BULLEEN 3105	\$1,743,500	12/07/2025
2	2a Hazel Dr TEMPLESTOWE LOWER 3107	\$1,200,000	07/06/2025
3	7 Sunrise Cr TEMPLESTOWE LOWER 3107	\$1,110,000	03/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/07/2025 17:24
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Rooms: 5

Property Type: House (Res) **Land Size:** 301 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price June quarter 2025: \$1,380,000

Comparable Properties



60 Summit Dr BULLEEN 3105 (REI)

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Price: \$1,743,500 **Method:** Auction Sale **Date:** 12/07/2025

Property Type: House (Res) **Land Size:** 357 sqm approx

Agent Comments



2a Hazel Dr TEMPLESTOWE LOWER 3107 (REI)

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Agent Comments

Price: \$1,200,000 **Method:** Auction Sale **Date:** 07/06/2025

Property Type: House (Res)



7 Sunrise Cr TEMPLESTOWE LOWER 3107 (REI/VG)

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Price: \$1,110,000 Method: Private Sale Date: 03/03/2025

Property Type: Townhouse (Res) **Land Size:** 367 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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