

# 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

33 Latrobe Street, 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 \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,377,500

Property Type House

Suburb Bulleen

Period - From 01/04/2025

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	46 Furneaux Gr BULLEEN 3105	\$1,230,000	20/02/2026
2	25 Victoria St BULLEEN 3105	\$1,305,000	07/03/2026
3	34 Collins St BULLEEN 3105	\$1,380,000	28/02/2026

**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:

27/04/2026 11:27

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5 3 2

**Property Type:** House  
**Land Size:** 557 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
Year ending March 2026: \$1,377,500

## Comparable Properties



46 Furneaux Gr BULLEEN 3105 (REI/VG)

[Agent Comments](#)

4 3 2

**Price:** \$1,230,000  
**Method:** Sold Before Auction  
**Date:** 20/02/2026  
**Property Type:** House  
**Land Size:** 688 sqm approx



25 Victoria St BULLEEN 3105 (REI)

[Agent Comments](#)

4 3 2

**Price:** \$1,305,000  
**Method:** Auction Sale  
**Date:** 07/03/2026  
**Property Type:** House (Res)  
**Land Size:** 591 sqm approx



34 Collins St BULLEEN 3105 (REI/VG)

[Agent Comments](#)

4 2 2

**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 558 sqm approx

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