

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

36 The Crest, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,380,000

Property Type House

Suburb Bulleen

Period - From 01/01/2025

to 31/12/2025

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 | 1/31 Westwood Dr BULLEEN 3105 | \$1,160,000 | 22/11/2025 |
| 2 | 1/11 Valentine St BULLEEN 3105 | \$1,300,000 | 10/10/2025 |
| 3 | 29a Walter St BULLEEN 3105 | \$1,276,000 | 30/08/2025 |

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:

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending December 2025: \$1,380,000



 3  2  2

Property Type: House

Agent Comments

Comparable Properties



1/31 Westwood Dr BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,160,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)

Land Size: 221 sqm approx



1/11 Valentine St BULLEEN 3105 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Private Sale

Date: 10/10/2025

Property Type: Townhouse (Res)

Land Size: 289 sqm approx



29a Walter St BULLEEN 3105 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,276,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 471 sqm approx

Account - Jellis Craig | P: 03 8841 4888