

# 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

16 Sandra 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 \$1,280,000 & \$1,380,000

### Median sale price

Median price \$1,401,500 Property Type House Suburb Bulleen

Period - From 01/10/2025 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	27 Westwood Dr BULLEEN 3105	\$1,290,000	24/12/2025
2	29 Lilian St BULLEEN 3105	\$1,340,000	18/12/2025
3	53 Stanley St BULLEEN 3105	\$1,390,000	25/10/2025

**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:

16/02/2026 16:09

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4 2 2

**Property Type:** House  
**Land Size:** 676 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,280,000 - \$1,380,000  
**Median House Price**  
December quarter 2025: \$1,401,500

## Comparable Properties



**27 Westwood Dr BULLEEN 3105 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,290,000  
**Method:** Private Sale  
**Date:** 24/12/2025  
**Property Type:** House  
**Land Size:** 889 sqm approx



**29 Lilian St BULLEEN 3105 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,340,000  
**Method:** Auction Sale  
**Date:** 18/12/2025  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**53 Stanley St BULLEEN 3105 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$1,390,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 735 sqm approx

**Account - Jellis Craig | P: 03 8841 4888**