

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

8 Gisborne Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

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	3 Riordan PI TEMPLESTOWE LOWER 3107	\$1,310,000	15/11/2025
2	5a Balmoral Av TEMPLESTOWE LOWER 3107	\$1,190,000	26/07/2025
3			

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:

17/02/2026 10:26



3 2 2

Property Type: House
Land Size: 476 sqm approx

Agent Comments

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.

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2025: \$1,401,500

Comparable Properties



3 Riordan PI TEMPLESTOWE LOWER 3107 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,310,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 451 sqm approx



5a Balmoral Av TEMPLESTOWE LOWER 3107 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,190,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 440 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888