

# 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

34 Collins 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 \$1,300,000

&

\$1,400,000

### 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 Flinders St BULLEEN 3105	\$1,385,000	07/02/2026
2	32 Collins St BULLEEN 3105	\$1,568,000	31/01/2026
3	40 Flinders St BULLEEN 3105	\$1,325,000	24/11/2025

**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:

09/02/2026 18:42

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2025: \$1,401,500


 4   
  2   
  2
**Property Type:** House**Land Size:** 558 sqm approx

Agent Comments

## Comparable Properties

**27 Flinders St BULLEEN 3105 (REI)**

Agent Comments

 4   
  2   
  2
**Price:** \$1,385,000**Method:** Auction Sale**Date:** 07/02/2026**Rooms:** 6**Property Type:** House (Res)**Land Size:** 557 sqm approx**32 Collins St BULLEEN 3105 (REI)**

Agent Comments

 5   
  2   
  1
**Price:** \$1,568,000**Method:** Auction Sale**Date:** 31/01/2026**Property Type:** House (Res)**Land Size:** 558 sqm approx**40 Flinders St BULLEEN 3105 (REI)**

Agent Comments

 4   
  2   
  1
**Price:** \$1,325,000**Method:** Private Sale**Date:** 24/11/2025**Property Type:** House**Land Size:** 584 sqm approx

Account - Barry Plant | P: 03 9842 8888