

# 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

32A Alfreda Avenue, 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 \$1,150,000 & \$1,265,000

### 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	1/3 Gerard St TEMPLESTOWE LOWER 3107	\$1,180,000	26/11/2025
2	1/7 Westwood Dr BULLEEN 3105	\$1,158,000	03/11/2025
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:

05/02/2026 09:12



 4
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  2

**Property Type:** House  
**Land Size:** 345 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,150,000 - \$1,265,000  
**Median House Price**  
 Year ending December 2025: \$1,380,000

## Comparable Properties



1/3 Gerard St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4
  2
  2

**Price:** \$1,180,000  
**Method:** Sold Before Auction  
**Date:** 26/11/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 304 sqm approx



1/7 Westwood Dr BULLEEN 3105 (REI/VG)

Agent Comments

 3
  1
  2

**Price:** \$1,158,000  
**Method:** Sold Before Auction  
**Date:** 03/11/2025  
**Property Type:** Unit  
**Land Size:** 422 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 - RT Edgar Boroondara | P: 88882000



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