

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 59 Yarra Valley Boulevard, Bulleen Vic 3105

Indicative selling price

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

Single price \$1,800,000

Median sale price

Median price \$1,380,000

Property Type House

Suburb Bulleen

Period - From 15/12/2024

to 14/12/2025

Source Property Data

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 Birrarrung Ct BULLEEN 3105	\$1,602,500	22/11/2025
2	19 William St BULLEEN 3105	\$1,661,000	20/09/2025
3	9 Tanami Ct BULLEEN 3105	\$1,700,000	16/08/2025

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:

15/12/2025 14:04



Nakita Tate

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Indicative Selling Price

\$1,800,000

Median House Price

15/12/2024 - 14/12/2025: \$1,380,000



4 3 2

Property Type:

Agent Comments

Comparable Properties



3 Birrarrung Ct BULLEEN 3105 (REI)

Agent Comments

4 2 2

Price: \$1,602,500

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 341 sqm approx



19 William St BULLEEN 3105 (REI/VG)

Agent Comments

4 3 2

Price: \$1,661,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Townhouse (Res)

Land Size: 279 sqm approx



9 Tanami Ct BULLEEN 3105 (REI)

Agent Comments

4 3 2

Price: \$1,700,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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