

# 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

3/11 Valentine 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)

Single price

\$1,200,000

### Median sale price

Median price

\$1,070,000

Property Type

Townhouse

Suburb

Bulleen

Period - From

18/02/2025

to

17/02/2026

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	2/26 Calderwood St BULLEEN 3105	\$1,160,000	18/02/2026
2	3/8 Ruda St DONCASTER 3108	\$1,188,000	03/02/2026
3	2/17 Outhwaite Av DONCASTER 3108	\$1,061,888	07/11/2025

**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:

18/02/2026 12:46

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**Indicative Selling Price**

\$1,200,000

**Median Townhouse Price**

18/02/2025 - 17/02/2026: \$1,070,000



 4    2    2

**Property Type:** Townhouse

**Land Size:** 274 sqm approx

Agent Comments

## Comparable Properties



**2/26 Calderwood St BULLEEN 3105 (REI)**

Agent Comments

 4    3    2

**Price:** \$1,160,000

**Method:** Sold Before Auction

**Date:** 18/02/2026

**Property Type:** Townhouse (Single)



**3/8 Ruda St DONCASTER 3108 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,188,000

**Method:** Private Sale

**Date:** 03/02/2026

**Property Type:** Townhouse (Single)

**Land Size:** 247 sqm approx



**2/17 Outhwaite Av DONCASTER 3108 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,061,888

**Method:** Private Sale

**Date:** 07/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 179 sqm approx

Account - Barry Plant | P: 03 9842 8888