

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

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It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

2/5 MONTGOMERY PLACE, BULLEEN, VIC 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$880,000 to \$950,000


### Median sale price

Median price: \$851,500

Property type: Unit

Suburb: BULLEEN

Period: 01 October 2024 to 30 September 2025

Source: 

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

3/130 MANNINGHAM RD, BULLEEN, VIC 3105	\$960,000	28/06/2025
2/8 NIRVANA CRES, BULLEEN, VIC 3105	\$900,000	22/06/2025
2/130 MANNINGHAM RD, BULLEEN, VIC 3105	\$920,000	14/06/2025

This Statement of Information was prepared on:

10/11/2025

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Price Range:

### Median sale price

Median price:  Property type:  Suburb:   
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### Property offered for sale

Address  
Including suburb and  
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5/5 MONTGOMERY PLACE, BULLEEN, VIC 3105


### Indicative selling price

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Price Range: \$880,000 to \$950,000

### Median sale price

Median price: \$851,500    Property type: Unit    Suburb: BULLEEN

Period: 01 October 2024 to 30 September 2025    Source: 

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### Property offered for sale

Address  
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6/5 MONTGOMERY PLACE, BULLEEN, VIC 3105

### Indicative selling price

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Price Range: \$880,000 to \$950,000


### Median sale price

Median price: \$851,500

Property type: Unit

Suburb: BULLEEN

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### Property offered for sale

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7/5 MONTGOMERY PLACE, BULLEEN, VIC 3105

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Price Range: \$880,000 to \$950,000


### Median sale price

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