

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

2/15 Moresby Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,070,000 Property Type Townhouse Suburb Bulleen

Period - From 24/02/2025 to 23/02/2026 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	34 Members Dr DONCASTER 3108	\$1,630,000	23/02/2026
2	1/30 Calderwood St BULLEEN 3105	\$1,365,000	31/01/2026
3	16 Somerville St DONCASTER 3108	\$1,700,000	06/09/2025

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:

24/02/2026 12:01

Mark Di Giulio
9842 8888
0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median Townhouse Price

24/02/2025 - 23/02/2026: \$1,070,000



 4  4  2

Property Type: Townhouse

Land Size: 435 sqm approx

Agent Comments

Comparable Properties



34 Members Dr DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,630,000

Method: Private Sale

Date: 23/02/2026

Property Type: Townhouse (Single)

Land Size: 218 sqm approx



1/30 Calderwood St BULLEEN 3105 (REI)

Agent Comments

 5  4  2

Price: \$1,365,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Townhouse (Res)

Land Size: 298 sqm approx



16 Somerville St DONCASTER 3108 (REI)

Agent Comments

 4  4  2

Price: \$1,700,000

Method: Private Sale

Date: 06/09/2025

Property Type: House

Account - Barry Plant | P: 03 9842 8888