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 55 Balwyn Road, Bulleen Vic 3105		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$3,800,000 & \$4,100,000		
Median sale price		
Median price \$1,380,000 Property Type House Subu	Bulleen	
Period - From 01/04/2025 to 30/06/2025 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		
2		
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:	20/08/2025 16:04	

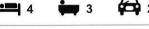




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> **Indicative Selling Price** \$3,800,000 - \$4,100,000 **Median House Price** June quarter 2025: \$1,380,000





Property Type: Land **Agent Comments**

Comparable Properties

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.

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