

## 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

96 BOURKE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

House

Suburb

Bulleen

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

### 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 6 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

29 ALISON AVENUE BULLEEN VIC 3105	\$1,185,000	02-Jun-26
42 GISBORNE STREET BULLEEN VIC 3105	\$1,220,000	08-Jan-25
4 ALISON AVENUE BULLEEN VIC 3105	\$1,267,000	24-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 08 July 2026



**29 ALISON AVENUE BULLEEN VIC 3105**

Sold Price

<sup>RS</sup>

**\$1,185,000**

Sold Date

**02-Jun-26**

- - 2

Distance

**0.22km**



**42 GISBORNE STREET BULLEEN VIC 3105**

Sold Price

**\$1,220,000**

Sold Date

**08-Jan-25**

4 2 4

Distance

**0.55km**



**4 ALISON AVENUE BULLEEN VIC 3105**

Sold Price

**\$1,267,000**

Sold Date

**24-Oct-25**

4 2 2

Distance

**0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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