

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
2/7 Ronald Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,035,000 & \$1,075,000

Median sale price

Median price \$859,500 Property Type Unit Suburb Bulleen
Period - From 01/10/2024 to 30/09/2025 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	1b Anthony Av DONCASTER 3108	\$1,080,000	26/11/2025
2	40 Hotham St TEMPLESTOWE LOWER 3107	\$1,089,000	02/08/2025
3	2/36 Lindsay St BULLEEN 3105	\$1,060,000	14/06/2025

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:

13/12/2025 16:45



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price

\$1,035,000 - \$1,075,000

Median Unit Price

Year ending September 2025: \$859,500

Comparable Properties



1b Anthony Av DONCASTER 3108 (REI)

Agent Comments

3 3 2

Price: \$1,080,000

Method: Private Sale

Date: 26/11/2025

Property Type: Townhouse (Single)



40 Hotham St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 1

Price: \$1,089,000

Method: Auction Sale

Date: 02/08/2025

Property Type: Townhouse (Res)

Land Size: 203 sqm approx



2/36 Lindsay St BULLEEN 3105 (REI/VG)

Agent Comments

3 2 2

Price: \$1,060,000

Method: Private Sale

Date: 14/06/2025

Property Type: Townhouse (Single)

Land Size: 263 sqm approx

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320