

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

25 Flinders Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,380,000

Property Type House

Suburb Bulleen

Period - From 11/02/2025

to

10/02/2026

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	2 Penderel Way BULLEEN 3105	\$2,000,000	27/11/2025
2	43 Lincoln Dr BULLEEN 3105	\$2,565,000	15/10/2025
3	8 Fuller St BULLEEN 3105	\$2,187,000	11/10/2025

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:

11/02/2026 15:00

25 Flinders Street, Bulleen Vic 3105



5 3 2

Property Type: House (Res)
Land Size: 551 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
11/02/2025 - 10/02/2026: \$1,380,000

Comparable Properties



2 Penderel Way BULLEEN 3105 (REI)

Agent Comments

4 2 2

Price: \$2,000,000
Method: Auction Sale
Date: 27/11/2025
Property Type: House (Res)
Land Size: 700 sqm approx



43 Lincoln Dr BULLEEN 3105 (REI/VG)

Agent Comments

5 4 3

Price: \$2,565,000
Method: Private Sale
Date: 15/10/2025
Property Type: House (Res)
Land Size: 603 sqm approx



8 Fuller St BULLEEN 3105 (REI/VG)

Agent Comments

5 2 2

Price: \$2,187,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 680 sqm approx

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



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