

## 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 25 Flinders Street, Bulleen Vic 3105  
Including suburb and postcode

#### 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



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)**

4 2 2

**Price:** \$2,000,000

**Method:** Auction Sale

**Date:** 27/11/2025

**Property Type:** House (Res)

**Land Size:** 700 sqm approx

Agent Comments



**43 Lincoln Dr BULLEEN 3105 (REI/VG)**

5 4 3

**Price:** \$2,565,000

**Method:** Private Sale

**Date:** 15/10/2025

**Property Type:** House (Res)

**Land Size:** 603 sqm approx

Agent Comments



**8 Fuller St BULLEEN 3105 (REI/VG)**

5 2 2

**Price:** \$2,187,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** House (Res)

**Land Size:** 680 sqm approx

Agent Comments