

## 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

1/4 KANDANGA GROVE 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$857,000

Property type

Unit

Suburb

Bulleen

Period-from

01 May 2025

to

30 Apr 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1/57 MANNINGHAM ROAD BULLEEN VIC 3105 | \$725,000 | 04-Feb-26 |
| 202/170 BULLEEN ROAD BULLEEN VIC 3105 | \$775,000 | 20-Mar-26 |
| 2/83 WILLOW BEND BULLEEN VIC 3105     | \$795,000 | 22-Nov-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: 21 May 2026

# AREASPECIALIST

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**1/57 MANNINGHAM ROAD  
BULLEEN VIC 3105**

3 1 1

Sold Price **\$725,000** Sold Date **04-Feb-26**

Distance **0.82km**

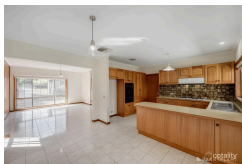


**202/170 BULLEEN ROAD BULLEEN  
VIC 3105**

2 2 1

Sold Price **\$775,000** Sold Date **20-Mar-26**

Distance **1.18km**



**2/83 WILLOW BEND BULLEEN VIC  
3105**

3 1 1

Sold Price **\$795,000** Sold Date **22-Nov-25**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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