

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

2/26 Calderwood Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

Median sale price

Median price \$1,201,000

Property Type Townhouse

Suburb Bulleen

Period - From 15/05/2024

to

14/05/2025

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	8a Vera St BULLEEN 3105	\$1,430,000	03/05/2025
2	2/142 Ayr St DONCASTER 3108	\$1,335,000	25/01/2025
3	2/57 Stanley St BULLEEN 3105	\$1,450,000	13/01/2025

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:

15/05/2025 11:45



Property Type:
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000
Median Townhouse Price
15/05/2024 - 14/05/2025: \$1,201,000

Comparable Properties



8a Vera St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,430,000
Method: Private Sale
Date: 03/05/2025
Property Type: Townhouse (Single)
Land Size: 407 sqm approx



2/142 Ayr St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,335,000
Method: Private Sale
Date: 25/01/2025
Property Type: Townhouse (Res)



2/57 Stanley St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 13/01/2025
Property Type: Townhouse (Single)