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 | 2/26 Calderwood 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 \$1,280,000 \$1,380,000 &

Median sale price

Median price	\$1,201,000	Pro	perty Type	Townhouse		Suburb	Bulleen
Period - From	15/05/2024	to	14/05/2025		Source	Property	v 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

Add	dress 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

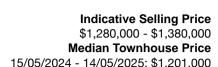
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/05/2025 11:45



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Property Type: Agent Comments

Comparable Properties



8a Vera St BULLEEN 3105 (REI)

Price: \$1,430,000

Method: Private Sale Date: 03/05/2025 Property Type: Townhouse (Single)

Land Size: 407 sqm approx

Agent Comments



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)

Price: \$1,450,000 Method: Private Sale Date: 13/01/2025

Property Type: Townhouse (Single)

Agent Comments

Account - IEC Real Estate Pty Ltd | P: 03-9340 3300 | F: 03-9340 3303



