

# 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

33 Kenneth Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,450,000

### Median sale price

Median price \$1,401,500

Property Type House

Suburb Bulleen

Period - From 01/10/2025

to 31/12/2025

Source REIV

### 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	4 Prospect Rd BULLEEN 3105	\$1,400,000	28/10/2025
2	19 William St BULLEEN 3105	\$1,661,000	20/09/2025
3	16 Stanley St BULLEEN 3105	\$1,610,000	20/07/2025

**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:

30/03/2026 12:55



4   
 3   
 2

**Property Type:** Townhouse (Res)

**Land Size:** 280 sqm approx

**Agent Comments**

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.

**Indicative Selling Price**

\$1,450,000

**Median House Price**

December quarter 2025: \$1,401,500

## Comparable Properties



**4 Prospect Rd BULLEEN 3105 (REI/VG)**

**Agent Comments**

4   
 3   
 2

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 28/10/2025

**Property Type:** House

**Land Size:** 305 sqm approx



**19 William St BULLEEN 3105 (REI/VG)**

**Agent Comments**

4   
 3   
 2

**Price:** \$1,661,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** Townhouse (Res)

**Land Size:** 279 sqm approx



**16 Stanley St BULLEEN 3105 (REI/VG)**

**Agent Comments**

4   
 4   
 2

**Price:** \$1,610,000

**Method:** Private Sale

**Date:** 20/07/2025

**Property Type:** House (Res)

**Land Size:** 371 sqm approx

**Account - Barry Plant | P: 03 9874 3355**



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