

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

1/2 Dumossa Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,020,000

&

\$1,120,000

Median sale price

Median price \$936,000

Property Type Unit

Suburb Bulleen

Period - From 01/01/2026

to 31/03/2026

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	8 Gisborne St BULLEEN 3105	\$1,200,000	14/03/2026
2	2/1 Warringal St BULLEEN 3105	\$1,050,000	07/02/2026
3	3 Riordan PI TEMPLESTOWE LOWER 3107	\$1,310,000	15/11/2025

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:

12/05/2026 16:59

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 3  2  1

Property Type: Unit
Land Size: 297 sqm approx
Agent Comments

Indicative Selling Price
\$1,020,000 - \$1,120,000
Median Unit Price
March quarter 2026: \$936,000

Comparable Properties



8 Gisborne St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 5
Property Type: House (Res)
Land Size: 476 sqm approx



2/1 Warringal St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,050,000
Method: Auction Sale
Date: 07/02/2026
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 223 sqm approx



3 Riordan PI TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,310,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888