

# 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

4/1 Derreck Avenue, Bulleen Vic 3105

### Indicative selling price

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

Range between \$950,000

&

\$1,045,000

### Median sale price

Median price \$1,160,000

Property Type Townhouse

Suburb Bulleen

Period - From 14/07/2025

to

13/07/2026

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 | 7a Austin St BULLEEN 3105                 | \$1,040,000 | 23/05/2026   |
| 2 | 2/7 Ronald Av BULLEEN 3105                | \$1,020,000 | 03/02/2026   |
| 3 | 1/244 Thompsons Rd TEMPLESTOWE LOWER 3107 | \$905,000   | 09/01/2026   |

### 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:

14/07/2026 09:30



 3    2    1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median Townhouse Price**  
14/07/2025 - 13/07/2026: \$1,160,000

## Comparable Properties



**7a Austin St BULLEEN 3105 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,040,000  
**Method:** Auction Sale  
**Date:** 23/05/2026  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 387 sqm approx



**2/7 Ronald Av BULLEEN 3105 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,020,000  
**Method:** Private Sale  
**Date:** 03/02/2026  
**Property Type:** Townhouse (Res)



**1/244 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 3    1    1

**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 09/01/2026  
**Property Type:** Townhouse (Single)

**Account - Barry Plant** | P: 03 9842 8888