Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

28 Sheahans Road, Bulleen Vic 3105

Indicative selling price

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

Median sale price

Median price	\$1,373,000	Property Type		House		Suburb	Bulleen
Period - From	01/01/2025	to	31/03/2025		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 9 Warringal St BULL FEN 3105 \$1,380,000 01/03/2025

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2	10 Cameo Ct BULLEEN 3105	\$1,288,000	22/02/2025
3	54 Lowan Av TEMPLESTOWE LOWER 3107	\$1,356,000	23/01/2025

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:	05/06/2025 17:07





Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,300,000 - \$1,390,000 Median House Price March quarter 2025: \$1,373,000





Property Type: House Land Size: 791 sqm approx

Agent Comments

Comparable Properties



9 Warringal St BULLEEN 3105 (REI)

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Price: \$1,380,000 **Method:** Auction Sale **Date:** 01/03/2025

Property Type: House (Res) **Land Size:** 733 sqm approx

Agent Comments



10 Cameo Ct BULLEEN 3105 (REI)

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Agent Comments

Price: \$1,288,000 **Method:** Auction Sale **Date:** 22/02/2025

Property Type: House (Res) **Land Size:** 654 sqm approx

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54 Lowan Av TEMPLESTOWE LOWER 3107 (REI)

Price: \$1,356,000

Method: Sold Before Auction

Date: 23/01/2025

Property Type: House (Res) **Land Size:** 649 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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