

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

2/1A KAMPMAN STREET BULLEEN VIC 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Townhouse

Suburb

Bulleen

Period-from

20 Dec 2024

to

20 Jun 2025

Source

Corelogic

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 6 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

1/1A KAMPMAN STREET BULLEEN VIC 3105	\$1,060,000	03-Apr-25
2/36 LINDSAY STREET BULLEEN VIC 3105	\$1,060,000	14-Jun-25
1/39 MANNINGHAM ROAD BULLEEN VIC 3105	\$993,000	05-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 20 June 2025