

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

15 Walter Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,377,500

Property Type House

Suburb Bulleen

Period - From 01/04/2025

to

31/03/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	13 Dion St DONCASTER 3108	\$1,650,111	25/06/2026
2	59 Yarra Valley Blvd BULLEEN 3105	\$1,680,000	30/04/2026
3	35 Cuthbert St BULLEEN 3105	\$1,782,000	28/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

29/06/2026 14:27

15 Walter Street, Bulleen Vic 3105

McGrath

Luna Tian

03 9889 8800

0424990327

lunatian@mcgrath.com.au

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending March 2026: \$1,377,500



4 3 2

Property Type: House

Agent Comments

Comparable Properties



13 Dion St DONCASTER 3108 (REI)

Agent Comments

4 2 6

Price: \$1,650,111

Method: Sold Before Auction

Date: 25/06/2026

Property Type: House (Res)

Land Size: 728 sqm approx



59 Yarra Valley Blvd BULLEEN 3105 (VG)

Agent Comments

4 - -

Price: \$1,680,000

Method: Sale

Date: 30/04/2026

Property Type: House (Res)

Land Size: 342 sqm approx



35 Cuthbert St BULLEEN 3105 (REI/VG)

Agent Comments

4 2 3

Price: \$1,782,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 604 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800



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