Property Price Statement

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 09/10/2026

Property offered for sale

Address
Including suburb or locality and postcode: 409 Alves Street Bulla

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land Only					313.00

Indicative selling price

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

Single Price $ 349,000 **or range between** $ **&** $

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price $ 369,000 **Property Type** Land Only **Suburb** Bulla

Period - From 09/04/2026 **To** 09/10/2026 **Source** RPM Data

Comparable property sales

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
442 29 Tullich Street Bulla	$312,000	26/04/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land Only					284.00

Address of comparable property	Price	Date of sale
809 5 Jura Street Sunbury	$341,000	08/05/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land Only					294.00

Address of comparable property	Price	Date of sale
129 Daintree Boulevard Sunbury	$350,800	22/05/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
Land Only	3	2	2	149.50	312.00

☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price | **Unconditional sale date**