

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 06/10/2026

Property offered for sale

Address
Including suburb or
locality and postcode

443 31 Tullich Street Bulla

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Land Only					451.00

Indicative selling price

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

Single Price \$ 429,000

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 06/04/2026

To

06/10/2026

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
975 24 Zala Road Sunbury				\$440,000	20/04/2026
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Land Only					473.00

Address of comparable property				Price	Date of sale
939 10 Saperavi Street Sunbury				\$406,000	04/05/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Land Only					411.00

Address of comparable property	Price	Date of sale
802 18 Jura Street Sunbury	\$389,000	04/05/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Land Only					358.00

- ☐ 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