

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

19 Ben Nevis Grove, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,302,500 Property Type House Suburb Bulleen

Period - From 01/01/2024 to 31/12/2024 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	10 Montgomery PI BULLEEN 3105	\$1,300,000	26/12/2024
2	30 Lonsdale St BULLEEN 3105	\$1,300,000	21/11/2024
3	206 Manningham Rd BULLEEN 3105	\$1,270,000	24/08/2024

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:

10/02/2025 14:55



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  2

Property Type: House (Res)

Land Size: 883 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending December 2024: \$1,302,500

Comparable Properties



10 Montgomery PI BULLEEN 3105 (REI)

Agent Comments

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  2

Price: \$1,300,000

Method: Private Sale

Date: 26/12/2024

Property Type: House

Land Size: 558 sqm approx



30 Lonsdale St BULLEEN 3105 (REI)

Agent Comments

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  2

Price: \$1,300,000

Method: Sold Before Auction

Date: 21/11/2024

Property Type: House (Res)

Land Size: 562 sqm approx



206 Manningham Rd BULLEEN 3105 (REI/VG)

Agent Comments

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  2

Price: \$1,270,000

Method: Auction Sale

Date: 24/08/2024

Property Type: House (Res)

Land Size: 722 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



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