

# 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

18 Walter Street, Bulleen, VIC 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Bulleen

Period - From

18/06/2024

to

17/12/2024

Source

pdol

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

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 22 Avon St, Bulleen Vic	\$1,416,000	23/11/2024
2 30 Lonsdale St, Bulleen Vic	\$1,300,000	21/11/2024
3 3 Lincoln Dr, Bulleen Vic	\$1,360,000	14/10/2024

This Statement of Information was prepared on:

18/12/2024