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	1 Cuthbert Street, Bulleen Vic 3105
-	
postcode	

Indicative selling price

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

Range between	\$1,350,000	&	\$1,485,000

Median sale price

Median price \$1,302,500	Pro	pperty Type H	ouse	5	Suburb	Bulleen
Period - From 01/01/2024	to	31/12/2024	Sou	urce F	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	20 Soderlund Dr DONCASTER 3108	\$1,480,000	17/03/2025
2	15 Rhonda St DONCASTER 3108	\$1,364,108	10/12/2024
3	21 Gidgee Av TEMPLESTOWE LOWER 3107	\$1,450,000	05/12/2024

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:	26/03/2025 16:18





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Indicative Selling Price \$1,350,000 - \$1,485,000 Median House Price

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



Rooms: 7

Property Type: House (Res) Land Size: 989 sqm approx

Agent Comments

Comparable Properties



20 Soderlund Dr DONCASTER 3108 (REI)

Price: \$1,480,000 Method: Private Sale Date: 17/03/2025 Property Type: House



Agent Comments



15 Rhonda St DONCASTER 3108 (REI)





Agent Comments

Agent Comments

Price: \$1,364,108 Method: Private Sale Date: 10/12/2024 Property Type: House Land Size: 815 sqm approx



21 Gidgee Av TEMPLESTOWE LOWER 3107 (REI/VG)





Price: \$1,450,000 Method: Private Sale Date: 05/12/2024

Property Type: House Land Size: 791 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000





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