

# 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

1 Cuthbert 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 \$1,350,000

&

\$1,485,000

### 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	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:

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**Indicative Selling Price**

\$1,350,000 - \$1,485,000

**Median House Price**

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



5 3 2

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 989 sqm approx

**Agent Comments**

## Comparable Properties



**20 Soderlund Dr DONCASTER 3108 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,480,000

**Method:** Private Sale

**Date:** 17/03/2025

**Property Type:** House



**15 Rhonda St DONCASTER 3108 (REI)**

**Agent Comments**

4 2 3

**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)**

**Agent Comments**

4 2 2

**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**