

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

2/8 Nirvana Crescent, Bulleen

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$900,000

Median sale price

Median price \$973,000

Property type Townhouse

Suburb Bulleen

Period - From Oct 2024

to

Dec 2024

Source REIV

Comparable property sales

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. 1/10 Ronald Avenue, Bulleen	\$ 1,205,000	27/2/2025
2. 35A Carrathool Street, Bulleen	\$ 1,187,000	14/12/2024
3. 3/51-53 Yarra Valley Boulevard, Bulleen	\$ 905,000	14/11/2024

This Statement of Information was prepared on: 29/05/2025

Comparable properties



\$ 1,205,000

1/10 Ronald Avenue, Bulleen, Victoria

DATE: 27/2/2025

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm



\$ 1,187,000


35A Carrathool Street, Bulleen, Victoria

DATE: 14/12/2024

PROPERTY TYPE: TOWNHOUSE

 3  2
 2  sqm



 3 2
 2 sqm x

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