

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

30 Pinnacle 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

\$1,295,000

Median sale priceMedian price

\$1,295,000

Property type

House

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. 23 Lincoln Drive, Bulleen	\$ 1,221,000	19/10/2024
2. 23 Collins Street, Bulleen	\$ 1,290,000	19/10/2024
3. 15 The Crest, Bulleen	\$ 1,281,000	21/9/2024

This Statement of Information was prepared on:

5/08/2025

Comparable properties



\$ 1,221,000

23 Lincoln Drive, Bulleen, Victoria

DATE: 19/10/2024

PROPERTY TYPE: HOUSE

 3  1
 2  604sqm



\$ 1,290,000

23 Collins Street, Bulleen, Victoria

DATE: 19/10/2024

PROPERTY TYPE: HOUSE

 3  2
 2  590 sqm



\$ 1,281,000

15 The Crest, Bulleen, Victoria

DATE: 21/9/2024

PROPERTY TYPE: HOUSE

 3  1
 2  664 sqm x

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21 days on market



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