

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

43 Lincoln Drive, Bulleen Vic 3105

Indicative selling price

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

Range between \$2,575,000 & \$2,750,000

Median sale price

Median price \$1,380,000

Property Type House

Suburb Bulleen

Period - From 01/04/2025

to 30/06/2025

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	5 Mincha Av TEMPLESTOWE LOWER 3107	\$3,300,000	05/07/2025
2	17 Lindsay St BULLEEN 3105	\$2,725,000	05/05/2025
3	20 Glenda St DONCASTER 3108	\$3,350,000	12/04/2025

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:

19/08/2025 17:32

43 Lincoln Drive, Bulleen Vic 3105



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

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Indicative Selling Price

\$2,575,000 - \$2,750,000

Median House Price

June quarter 2025: \$1,380,000



5 4 4

Property Type: House

Land Size: 603 sqm approx

Agent Comments

Comparable Properties



5 Mincha Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 3 3

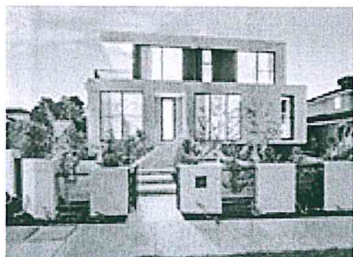
Price: \$3,300,000

Method: Private Sale

Date: 05/07/2025

Property Type: House

Land Size: 726 sqm approx



17 Lindsay St BULLEEN 3105 (REI)

Agent Comments

4 4 4

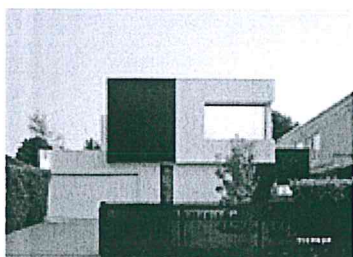
Price: \$2,725,000

Method: Private Sale

Date: 05/05/2025

Property Type: House (Res)

Land Size: 381 sqm approx



20 Glenda St DONCASTER 3108 (REI)

Agent Comments

5 4 2

Price: \$3,350,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 651 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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