Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$2,575,000	&	\$2,750,000
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Median sale price

Median price	\$1,380,000	Pro	perty 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.

Add	dress 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



Isaac Fakhri 03 9846 2111 0499 425 715 isaac@billschlink.com.au

Indicative Selling Price \$2,575,000 - \$2,750,000 Median House Price June quarter 2025: \$1,380,000



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Property Type: House Land Size: 603 sqm approx Agent Comments

Comparable Properties



5 Mincha Av TEMPLESTOWE LOWER 3107 (REI)

Price: \$3,300,000 Method: Private Sale Date: 05/07/2025 Property Type: House Land Size: 726 sqm approx Agent Comments

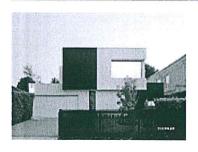


17 Lindsay St BULLEEN 3105 (REI)

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Price: \$2,725,000 Method: Private Sale Date: 05/05/2025 Property Type: House

Property Type: House (Res) Land Size: 381 sqm approx Agent Comments



20 Glenda St DONCASTER 3108 (REI)

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Price: \$3,350,000 **Method:** Auction Sale **Date:** 12/04/2025

Property Type: House (Res) **Land Size:** 651 sqm approx

Agent Comments

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





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