

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 9 Cuthbert Street, Bulleen, VIC 3105

Indicative selling price

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

Single price \$1,049,000

Median sale price

Median price \$1,300,000 Property type House Suburb Bulleen

Period - From April 2026 to June 2026 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. 25 Gisborne Street, Bulleen	\$ 1,086,000	2/05/2026
2. 15 Lincoln Drive, Bulleen	\$ 1,100,000	27/04/2026
3. 40 Apex Crescent, Bulleen	\$ 1,190,000	13/03/2026

This Statement of Information was prepared on: 09/07/2026

Comparable properties



\$1,086,000

25 Gisborne Street, Bulleen, Victoria

DATE: 2/05/2026

PROPERTY TYPE: House

 4  3
 2  557sqm



\$1,100,000

15 Lincoln Drive, Bulleen, Victoria

DATE: 27/04/2026

PROPERTY TYPE: House

 3  1
 2  600sqm



\$1,190,000

40 Apex Crescent, Bulleen, Victoria

DATE: 13/03/2026

PROPERTY TYPE: House

 3  1
 2  604sqm x

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