HudsonBond
9840 7700
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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

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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

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Our Difference

SOLD — Average of only 21 days on market

We pay your marketing fees

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