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	38 Cuthbert Street, Bulleen Vic 3105

Indicative selling price

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

Range between $1,090,000 & $1,199,000

Median sale price*

Median price | Property Type | Suburb Bulleen

Period - From | to | Source

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 Cygnet Av TEMPLESTOWE LOWER 3107	$1,165,000	02/06/2025
2	47 Lowan Av TEMPLESTOWE LOWER 3107	$1,038,000	13/05/2025
3	14 Caroline Dr TEMPLESTOWE LOWER 3107	$1,260,000	15/04/2025

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: 14/08/2025 11:00

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

38 Cuthbert Street, Bulleen Vic 3105

BARRYPLANT

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Indicative Selling Price
$1,090,000 - $1,199,000
No median price available



Property Type: Vacant Land
Land Size: 763 sqm approx

Agent Comments

Comparable Properties



5 Cygnet Av TEMPLESTOWE LOWER 3107 (REI)

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Price: $1,165,000
Method: Private Sale
Date: 02/06/2025
Property Type: Land (Res)
Land Size: 624 sqm approx

Agent Comments



47 Lowan Av TEMPLESTOWE LOWER 3107 (REI)

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Price: $1,038,000
Method: Private Sale
Date: 13/05/2025
Property Type: Land (Res)
Land Size: 692 sqm approx

Agent Comments



14 Caroline Dr TEMPLESTOWE LOWER 3107 (REI)

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Price: $1,260,000
Method: Private Sale
Date: 15/04/2025
Property Type: Land
Land Size: 741 sqm approx

Agent Comments

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