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	45 Lincoln Drive, Bulleen Vic 3105

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	7 Kathleen Gr BULLEEN 3105	$1,160,000	06/09/2025
2	153 Manningham Rd BULLEEN 3105	$1,120,000	30/08/2025
3	7 Ralph St BULLEEN 3105	$1,121,000	30/06/2025

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: 25/09/2025 17:49

45 Lincoln Drive, Bulleen Vic 3105

JellisCraig

Pina Kara
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0415 911 437
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Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
June quarter 2025: $1,380,000



Property Type:
Agent Comments

Comparable Properties



7 Kathleen Gr BULLEEN 3105 (REI)

3 | 1 | 2

Price: $1,160,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments



153 Manningham Rd BULLEEN 3105 (REI)

3 | 2 | 3

Price: $1,120,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments



7 Ralph St BULLEEN 3105 (VG)

3 | - | -

Price: $1,121,000
Method: Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 691 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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