

# 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

10 Bullimah Avenue, Clifton Springs VIC 3222

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$560,000

&

\$600,000

### Median sale price

Median price

\$655,000

Property Type

House

Suburb

Clifton Springs

Period - From

03/12/2024

to

02/06/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
52 Panpandi Drive Clifton Springs VIC 3222	\$600,000	28/02/2025
25 Ada Street Clifton Springs VIC 3222	\$575,000	21/02/2025
72 Jetty Road Clifton Springs VIC 3222	\$600,000	12/02/2025

This Statement of Information was prepared on:

03/06/2025