

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

2/41 Lincoln Drive, Bulleen Vic 3105

Indicative selling price

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$994,000

Property Type Unit

Suburb Bulleen

Period - From 01/04/2026

to 30/06/2026

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	2a Rosebank Tce TEMPLESTOWE LOWER 3107	\$760,101	22/04/2026
2	3/4 Keon Ct BALWYN NORTH 3104	\$750,000	03/03/2026
3	1/57 Manningham Rd BULLEEN 3105	\$725,000	17/02/2026

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:

23/07/2026 15:31

**Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

June quarter 2026: \$994,000

Comparable Properties

**2a Rosebank Tce TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

**Price:** \$760,101**Method:** Private Sale**Date:** 22/04/2026**Property Type:** Unit**Land Size:** 190 sqm approx**3/4 Keon Ct BALWYN NORTH 3104 (VG)**

Agent Comments

**Price:** \$750,000**Method:** Sale**Date:** 03/03/2026**Property Type:** Flat/Unit/Apartment (Res)**1/57 Manningham Rd BULLEEN 3105 (REI/VG)**

Agent Comments

**Price:** \$725,000**Method:** Private Sale**Date:** 17/02/2026**Property Type:** Townhouse (Single)

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