

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

4A Cuthbert Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,160,000

Property Type Townhouse

Suburb Bulleen

Period - From 02/09/2025

to

01/09/2026

Source

Property Data

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	4a Penderel Way BULLEEN 3105	\$1,026,000	31/08/2026
2	1/49 John St TEMPLESTOWE LOWER 3107	\$1,019,000	31/08/2026
3	33 Kenneth St BULLEEN 3105	\$1,390,000	10/06/2026

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:

02/09/2026 17:38



4 2 2

Property Type: Townhouse (Res)
Land Size: 301 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median Townhouse Price
02/09/2025 - 01/09/2026: \$1,160,000

Comparable Properties



4a Penderel Way BULLEEN 3105 (REI)

Agent Comments

3 2 2

Price: \$1,026,000
Method:
Date: 31/08/2026
Property Type: House



1/49 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,019,000
Method:
Date: 31/08/2026
Property Type: House



33 Kenneth St BULLEEN 3105 (REI)

Agent Comments

4 3 2

Price: \$1,390,000
Method:
Date: 10/06/2026
Property Type: House