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	43 Lincoln Drive, Bulleen Vic 3105

Indicative selling price

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

Single price $2,700,000

Median sale price

Median price $1,335,000 Property Type House Suburb Bulleen

Period - From 01/07/2025 to 30/09/2025 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	5 Mincha Av TEMPLESTOWE LOWER 3107	$3,300,000	05/07/2025
2	102 Pleasant Rd TEMPLESTOWE LOWER 3107	$2,330,000	03/07/2025
3	20 Glenda St DONCASTER 3108	$3,350,000	12/04/2025

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: 03/10/2025 14:52

43 Lincoln Drive, Bulleen Vic 3105

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5 4 3

Property Type: House
Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000
Median House Price
September quarter 2025: $1,335,000

Comparable Properties



5 Mincha Av TEMPLESTOWE LOWER 3107 (REI)

4 3 3

Price: $3,300,000
Method: Private Sale
Date: 05/07/2025
Property Type: House
Land Size: 726 sqm approx

Agent Comments

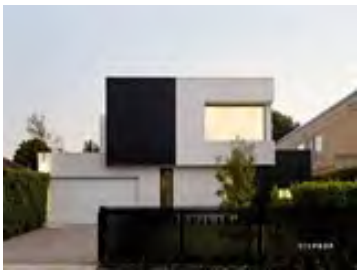


102 Pleasant Rd TEMPLESTOWE LOWER 3107 (REI)

5 3 2

Price: $2,330,000
Method: Private Sale
Date: 03/07/2025
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments



20 Glenda St DONCASTER 3108 (REI)

5 4 2

Price: $3,350,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

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