

# 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

32 Pinnacle Crescent, Bulleen Vic 3105

### Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

### Median sale price

Median price \$1,305,000 Property Type House Suburb Bulleen

Period - From 01/01/2026 to 31/03/2026 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	11 Soderlund Dr DONCASTER 3108	\$3,000,000	06/06/2026
2	40 Mincha Av TEMPLESTOWE LOWER 3107	\$2,630,000	21/03/2026
3	20 Kanooka Av TEMPLESTOWE LOWER 3107	\$3,200,000	06/03/2026

**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:

09/06/2026 21:55

Mark Di Giulio

9842 8888

0407 863 179

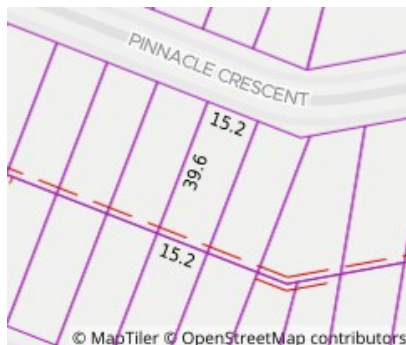
mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$2,900,000 - \$3,190,000

**Median House Price**

March quarter 2026: \$1,305,000

**Property Type:** House**Land Size:** 604 sqm approx

Agent Comments

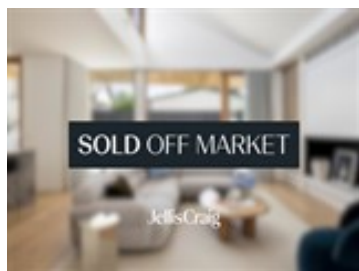
## Comparable Properties

**11 Soderlund Dr DONCASTER 3108 (REI)**

Agent Comments

**Price:** \$3,000,000**Method:** Auction Sale**Date:** 06/06/2026**Property Type:** House (Res)**Land Size:** 800 sqm approx**40 Mincha Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

**Price:** \$2,630,000**Method:** Auction Sale**Date:** 21/03/2026**Property Type:** House (Res)**Land Size:** 931 sqm approx**20 Kanooka Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

**Price:** \$3,200,000**Method:** Private Sale**Date:** 06/03/2026**Property Type:** House (Res)**Land Size:** 729 sqm approx

Account - Barry Plant | P: 03 9842 8888