

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

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	23 Feathertop Av TEMPLESTOWE LOWER 3107	\$2,800,000	19/06/2026
2	11 Soderlund Dr DONCASTER 3108	\$3,000,000	06/06/2026
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:

25/06/2026 14:31

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Indicative Selling Price

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

Median House Price

March quarter 2026: \$1,305,000


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

Agent Comments

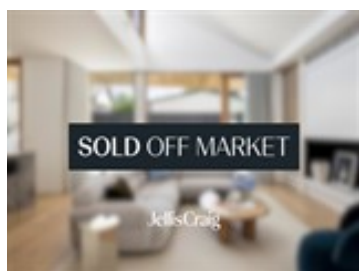
Comparable Properties

**23 Feathertop Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

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Price: \$2,800,000**Method:** Sold Before Auction**Date:** 19/06/2026**Property Type:** House (Res)**Land Size:** 726 sqm approx**11 Soderlund Dr DONCASTER 3108 (REI)**

Agent Comments

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Price: \$3,000,000**Method:** Auction Sale**Date:** 06/06/2026**Property Type:** House (Res)**Land Size:** 800 sqm approx**20 Kanooka Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

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

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