

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

40 Apex Crescent, Bulleen Vic 3105

Indicative selling price

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

Single price \$1,245,000

Median sale price

Median price \$1,401,500

Property Type House

Suburb Bulleen

Period - From 01/10/2025

to 31/12/2025

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	104 Bourke St BULLEEN 3105	\$1,090,000	31/01/2026
2	38 Apex Cr BULLEEN 3105	\$1,260,000	11/10/2025
3	30 Pinnacle Cr BULLEEN 3105	\$1,290,000	17/09/2025

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:

23/02/2026 09:41



 3  1  2

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$1,245,000

Median House Price

December quarter 2025: \$1,401,500

Comparable Properties



104 Bourke St BULLEEN 3105 (REI)

Agent Comments

 3  3  2

Price: \$1,090,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 558 sqm approx



38 Apex Cr BULLEEN 3105 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,260,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 599 sqm approx



30 Pinnacle Cr BULLEEN 3105 (REI)

Agent Comments

 3  1  2

Price: \$1,290,000

Method: Private Sale

Date: 17/09/2025

Property Type: House

Land Size: 605 sqm approx

Account - Barry Plant | P: 03 9842 8888