

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,650,000 & \$2,770,000

### Median sale price

Median price \$1,380,000 Property Type House Suburb Bulleen

Period - From 01/04/2025 to 30/06/2025 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	17 Lindsay St BULLEEN 3105	\$2,725,000	05/05/2025
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:

09/07/2025 22:46

43 Lincoln Drive, Bulleen Vic 3105



first  
national  
REAL ESTATE | Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

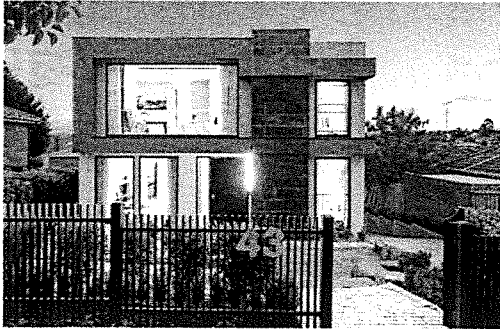
isaac@billschlink.com.au

**Indicative Selling Price**

\$2,650,000 - \$2,770,000

**Median House Price**

June quarter 2025: \$1,380,000



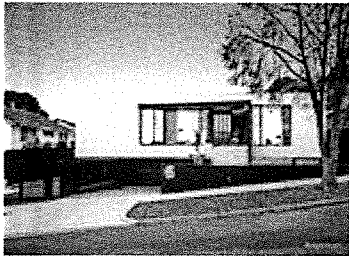
5 4 4

**Property Type:** House

**Land Size:** 603 sqm approx

**Agent Comments**

## Comparable Properties



5 Mincha Av TEMPLESTOWE LOWER 3107 (REI)

**Agent Comments**

4 3 3

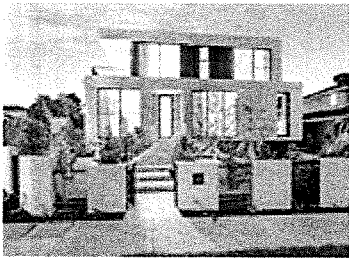
**Price:** \$3,300,000

**Method:** Private Sale

**Date:** 05/07/2025

**Property Type:** House

**Land Size:** 726 sqm approx



17 Lindsay St BULLEEN 3105 (REI)

**Agent Comments**

4 4 4

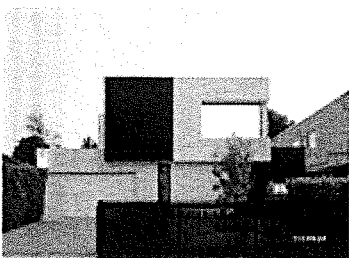
**Price:** \$2,725,000

**Method:** Private Sale

**Date:** 05/05/2025

**Property Type:** House (Res)

**Land Size:** 381 sqm approx



20 Glenda St DONCASTER 3108 (REI)

**Agent Comments**

5 4 2

**Price:** \$3,350,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** House (Res)

**Land Size:** 651 sqm approx

**Account** - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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