

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

6 Pinnacle Crescent, Bulleen Vic 3105

Indicative selling price

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

Range between \$2,050,000 & \$2,250,000

Median sale price

Median price \$1,377,500 Property Type House Suburb Bulleen

Period - From 01/04/2025 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	79a Latrobe St BULLEEN 3105	\$2,250,000	21/03/2026
2	7 Fir St BULLEEN 3105	\$2,060,000	14/03/2026
3	25 Flinders St BULLEEN 3105	\$2,252,000	14/03/2026

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:

13/05/2026 19:17



5 3 3

Property Type: House (Res)

Land Size: 740 sqm approx

Indicative Selling Price

\$2,050,000 - \$2,250,000

Median House Price

Year ending March 2026: \$1,377,500

Comparable Properties



79a Latrobe St BULLEEN 3105 (REI)

[Agent Comments](#)

5 3 2

Price: \$2,250,000

Method: Private Sale

Date: 21/03/2026

Property Type: House (Res)



7 Fir St BULLEEN 3105 (REI)

[Agent Comments](#)

4 3 2

Price: \$2,060,000

Method: Private Sale

Date: 14/03/2026

Property Type: House (Res)



25 Flinders St BULLEEN 3105 (REI)

[Agent Comments](#)

5 3 2

Price: \$2,252,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 557 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511