

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

40 CULLINAN ROAD, BATESFORD, VIC 3213

## Indicative selling price

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

Single price

or range between

\$1,650,000

&

\$1,800,000

## Median sale price

Median price

\$1,027,970

Property Type

House

Suburb

BATESFORD

Period - From

3/01/24

to

3/01/25

Source

CoreLogic

## Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

2/01/2025