

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

16 Nirvana Crescent, Bulleen Vic 3105

Indicative selling price

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

Range between \$960,000

&

\$1,040,000

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	39 Victoria St BULLEEN 3105	\$1,180,000	28/01/2026
3	190 Thompsons Rd BULLEEN 3105	\$1,055,000	14/01/2026

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:

03/03/2026 09:55

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Indicative Selling Price

\$960,000 - \$1,040,000

Median House Price

December quarter 2025: \$1,401,500



 3  1  1

Property Type: House

Land Size: 604 sqm approx

Agent Comments

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



39 Victoria St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,180,000

Method: Private Sale

Date: 28/01/2026

Property Type: House (Res)

Land Size: 555 sqm approx



190 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,055,000

Method: Private Sale

Date: 14/01/2026

Property Type: House (Res)

Land Size: 697 sqm approx

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