

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

61 Golden Way, Bulleen VIC 3105

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,302,500

Property Type

House

Suburb

Bulleen

Period - From

11/09/2024

to

10/03/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10 Cameo Ct, Bulleen Vic	\$1,288,000	22/02/2025
43 Flinders St, Bulleen Vic	\$1,120,000	01/02/2025
42 Gisborne St, Bulleen Vic	\$1,220,000	09/01/2025

This Statement of Information was prepared on:

11/03/2025