

# 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 53 GOLDEN WAY, Bulleen, VIC 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range

\$1,780,000

&

\$1,880,000

### Median sale price

Median price

\$1,465,000

Property Type

House

Suburb

Bulleen (3105)

Period - From

01/02/2024

to

31/01/2025

Source

Realestate

### Comparable property sales

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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
78 YARRA VALLEY BOULEVARD, BULLEEN VIC 3105	\$1,900,000	24/12/2024
5 PENDEREL WAY, BULLEEN VIC 3105	\$1,830,000	30/11/2024
19 FLINDERS STREET, BULLEEN VIC 3105	\$1,828,000	27/08/2024

This Statement of Information was prepared on: 19/02/2025