

# 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

67 Furneaux Grove, Bulleen Vic 3105

### Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

### Median sale price

Median price \$1,335,000

Property Type House

Suburb Bulleen

Period - From 01/07/2025

to 30/09/2025

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 | 3 Hillside Rd BULLEEN 3105     | \$1,330,000 | 27/10/2025   |
| 2 | 38 Apex Cr BULLEEN 3105        | \$1,260,000 | 11/10/2025   |
| 3 | 24 Lilian St BULLEEN 3105      | \$1,200,000 | 15/08/2025   |

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:

22/12/2025 16:57



 4    1    3

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,250,000  
**Median House Price**  
September quarter 2025: \$1,335,000

## Comparable Properties



**3 Hillside Rd BULLEEN 3105 (REI/VG)**

**Agent Comments**

 3    1    4

**Price:** \$1,330,000  
**Method:** Sold Before Auction  
**Date:** 27/10/2025  
**Property Type:** House (Res)  
**Land Size:** 606 sqm approx



**38 Apex Cr BULLEEN 3105 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** House (Res)



**24 Lilian St BULLEEN 3105 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 15/08/2025  
**Property Type:** House  
**Land Size:** 604 sqm approx

**Account - Barry Plant | P: 03 9842 8888**