

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

37 Flinders Street, Bulleen Vic 3105

Indicative selling price

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

Single price \$1,390,000

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	34 Collins St BULLEEN 3105	\$1,380,000	28/02/2026
2	27 Flinders St BULLEEN 3105	\$1,385,000	07/02/2026
3	40 Flinders St BULLEEN 3105	\$1,325,000	24/11/2025

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:

11/03/2026 13:45

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 3  1  2

Property Type: House
Land Size: 758 sqm approx
Agent Comments

Indicative Selling Price
\$1,390,000
Median House Price
December quarter 2025: \$1,401,500

Comparable Properties



34 Collins St BULLEEN 3105 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,380,000
Method: Auction Sale
Date: 28/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 558 sqm approx



27 Flinders St BULLEEN 3105 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,385,000
Method: Auction Sale
Date: 07/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 557 sqm approx



40 Flinders St BULLEEN 3105 (REI)

[Agent Comments](#)

 4  2  1

Price: \$1,325,000
Method: Private Sale
Date: 24/11/2025
Property Type: House
Land Size: 584 sqm approx

Account - Barry Plant | P: 03 9842 8888



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