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	69 Golden Way, Bulleen Vic 3105

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,373,000 Property Type House Suburb Bulleen

Period - From 01/01/2025 to 31/03/2025 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	37 Kandanga Gr BULLEEN 3105	$1,318,000	22/03/2025
2	45 Summit Dr BULLEEN 3105	$1,150,000	14/12/2024
3	17 Albany Pl BULLEEN 3105	$1,176,000	06/12/2024

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: 17/04/2025 17:17

69 Golden Way, Bulleen Vic 3105



4 2 1

Property Type: House
Land Size: 677 sqm approx

Agent Comments:
Footprint of the existing floor plan.

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
March quarter 2025: $1,373,000

Comparable Properties

37 Kandanga Gr BULLEEN 3105 (REI)

3 2 2

Price: $1,318,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)

Agent Comments



45 Summit Dr BULLEEN 3105 (REI/VG)

3 2 2

Price: $1,150,000
Method: Private Sale
Date: 14/12/2024
Property Type: House
Land Size: 656 sqm approx

Agent Comments



17 Albany Pl BULLEEN 3105 (REI/VG)

4 2 2

Price: $1,176,000
Method: Private Sale
Date: 06/12/2024
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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