

# 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

50 Riverview Terrace, 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 \$1,305,000 Property Type House Suburb Bulleen

Period - From 01/01/2026 to 31/03/2026 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	40 Apex Cr BULLEEN 3105	\$1,190,000	12/03/2026
2	16 Nirvana Cr BULLEEN 3105	\$1,192,000	14/03/2026
3	38 Apex Cr BULLEEN 3105	\$1,260,000	11/10/2025

**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:

23/04/2026 15:28



 3  
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  2

**Property Type:** House  
**Land Size:** 694 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,250,000  
**Median House Price**  
 March quarter 2026: \$1,305,000

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.

## Comparable Properties



40 Apex Cr BULLEEN 3105 (REI)

Agent Comments

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**Price:** \$1,190,000  
**Method:**  
**Date:** 12/03/2026  
**Property Type:** House



16 Nirvana Cr BULLEEN 3105 (REI)

Agent Comments

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**Price:** \$1,192,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



38 Apex Cr BULLEEN 3105 (REI/VG)

Agent Comments

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**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** House (Res)  
**Land Size:** 599 sqm approx

Account - Barry Plant | P: 03 9842 8888



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