

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

Range between \$1,220,000

&

\$1,320,000

Median sale price

Median price \$1,362,000

Property Type House

Suburb Bulleen

Period - From 01/07/2025

to

30/06/2026

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	59 Furneaux Gr BULLEEN 3105	\$1,311,000	28/03/2026
2	13 Walter St BULLEEN 3105	\$1,265,000	28/03/2026
3	46 Furneaux Gr BULLEEN 3105	\$1,230,000	20/02/2026

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:

04/08/2026 16:58

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Indicative Selling Price

\$1,220,000 - \$1,320,000

Median House Price

Year ending June 2026: \$1,362,000



3 1 2

Property Type: House

Land Size: 758 sqm approx

Agent Comments

Comparable Properties



59 Furneaux Gr BULLEEN 3105 (REI/VG)

Agent Comments

3 2 3

Price: \$1,311,000

Method: Auction Sale

Date: 28/03/2026

Rooms: 5

Property Type: House (Res)

Land Size: 650 sqm approx



13 Walter St BULLEEN 3105 (REI/VG)

Agent Comments

3 1 1

Price: \$1,265,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 820 sqm approx



46 Furneaux Gr BULLEEN 3105 (REI/VG)

Agent Comments

4 3 2

Price: \$1,230,000

Method: Sold Before Auction

Date: 20/02/2026

Property Type: House (Res)

Land Size: 688 sqm approx

Account - Jellis Craig | P: 03 8841 4888