

# 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 Grant Olson Avenue, 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 \$1,150,000

&

\$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 | 19 Stanley St BULLEEN 3105     | \$1,250,000 | 09/04/2026   |
| 2 | 40 Apex Cr BULLEEN 3105        | \$1,190,000 | 16/03/2026   |
| 3 | 14 Ben Nevis Gr BULLEEN 3105   | \$1,280,000 | 14/01/2026   |

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:

13/04/2026 13:01



3 2 3

**Property Type:** House

**Land Size:** 652 sqm approx

**Agent Comments**

## Comparable Properties



**19 Stanley St BULLEEN 3105 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 09/04/2026

**Property Type:** House (Res)

**Land Size:** 728 sqm approx



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

**Agent Comments**

3 1 2

**Price:** \$1,190,000

**Method:** Private Sale

**Date:** 16/03/2026

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**14 Ben Nevis Gr BULLEEN 3105 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 14/01/2026

**Property Type:** House

**Land Size:** 675 sqm approx