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

Range between $1,200,000 & $1,280,000

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: 07/05/2026 09:29

37 Grant Olson Avenue, Bulleen Vic 3105

Andrew Keleher
8841 4888
0417 599 135
andrewkeleher@jelliscraig.com.au



3 2 3

Property Type: House
Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,280,000
Median House Price
March quarter 2026: $1,305,000

Comparable Properties



19 Stanley St BULLEEN 3105 (REI)

3 2 2

Price: $1,250,000
Method: Sold Before Auction
Date: 09/04/2026
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



40 Apex Cr BULLEEN 3105 (REI/VG)

3 1 2

Price: $1,190,000
Method: Private Sale
Date: 16/03/2026
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



14 Ben Nevis Gr BULLEEN 3105 (REI/VG)

3 2 2

Price: $1,280,000
Method: Private Sale
Date: 14/01/2026
Property Type: House
Land Size: 675 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888

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