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	23 Golden Way, Bulleen Vic 3105

Indicative selling price

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

Range between $1,380,000 & $1,480,000

Median sale price

Median price $1,340,000 Property Type House Suburb Bulleen

Period - From 01/10/2024 to 30/09/2025 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	46 Jacana Av TEMPLESTOWE LOWER 3107	$1,378,000	19/11/2025
2	4 Belmain Ct BULLEEN 3105	$1,520,000	14/11/2025
3	35 Grant Olson Av BULLEEN 3105	$1,440,000	18/10/2025

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: 01/12/2025 16:43

23 Golden Way, Bulleen Vic 3105

JellisCraig

Anthony Pittas
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5 2 4

Property Type: House
Land Size: 668 sqm approx

Agent Comments

Indicative Selling Price
$1,380,000 - $1,480,000
Median House Price
Year ending September 2025: $1,340,000

Comparable Properties



46 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

5 3 2

Price: $1,378,000
Method: Sold Before Auction
Date: 19/11/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



4 Belmain Ct BULLEEN 3105 (REI)

6 3 2

Price: $1,520,000
Method: Private Sale
Date: 14/11/2025
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



35 Grant Olson Av BULLEEN 3105 (REI)

5 2 2

Price: $1,440,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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