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	190 Thompsons Road, Bulleen Vic 3105

Indicative selling price

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

Single price $1,175,000

Median sale price

Median price $1,335,000 Property Type House Suburb Bulleen

Period - From 01/07/2025 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	142 Thompsons Rd BULLEEN 3105	$1,150,000	08/12/2025
2	26 Marcus Rd TEMPLESTOWE LOWER 3107	$1,230,000	03/12/2025
3	45 Lincoln Dr BULLEEN 3105	$1,180,000	24/10/2025

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: 20/12/2025 21:17

190 Thompsons Road, Bulleen Vic 3105

JellisCraig



3 2 2

Property Type: House
Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price
$1,175,000
Median House Price
September quarter 2025: $1,335,000

Comparable Properties



142 Thompsons Rd BULLEEN 3105 (REI)

3 1 4

Price: $1,150,000
Method: Private Sale
Date: 08/12/2025
Property Type: House (Res)
Land Size: 747 sqm approx

Agent Comments



26 Marcus Rd TEMPLESTOWE LOWER 3107 (REI)

3 1 1

Price: $1,230,000
Method: Private Sale
Date: 03/12/2025
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments



45 Lincoln Dr BULLEEN 3105 (REI)

2 1 2

Price: $1,180,000
Method: Private Sale
Date: 24/10/2025
Property Type: House
Land Size: 604 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

propertydata .com.au

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