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	192 Thompsons Road, Bulleen Vic 3105

Indicative selling price

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

Range between $980,000 & $1,050,000

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	166 Templestowe Rd TEMPLESTOWE LOWER 3107	$1,075,000	20/06/2026
2	168 Thompsons Rd BULLEEN 3105	$1,100,000	11/05/2026
3	80 Thompsons Rd BULLEEN 3105	$1,025,000	20/03/2026

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: 29/06/2026 15:26

192 Thompsons Road, Bulleen Vic 3105

JellisCraig



3 1 2

Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,050,000
Median House Price
March quarter 2026: $1,305,000

Comparable Properties



166 Templestowe Rd TEMPLESTOWE LOWER 3107 (REI)

3 1 2

Price: $1,075,000
Method: Auction Sale
Date: 20/06/2026
Rooms: 4
Property Type: House (Res)
Land Size: 676 sqm approx

Agent Comments



168 Thompsons Rd BULLEEN 3105 (REI)

3 1 2

Price: $1,100,000
Method: Private Sale
Date: 11/05/2026
Property Type: House (Res)
Land Size: 692 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

propertydata .com.au

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80 Thompsons Rd BULLEEN 3105 (REI/VG)

3 1 2

Price: $1,025,000
Method: Private Sale
Date: 20/03/2026
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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