

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,324,000 Property Type House Suburb Bulleen

Period - From 14/08/2024 to 13/08/2025 Source Property Data

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	20 Birchwood Av TEMPLESTOWE LOWER 3107	\$1,300,000	14/08/2025
2	37 Summit Dr BULLEEN 3105	\$1,330,000	30/07/2025
3	77 Thompsons Rd BULLEEN 3105	\$1,265,000	21/05/2025

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:

14/08/2025 16:12



Property Type: House (Res)

Land Size: 702 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

14/08/2024 - 13/08/2025: \$1,324,000

Comparable Properties



20 Birchwood Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,300,000

Method: Sold Before Auction

Date: 14/08/2025

Property Type: House

Land Size: 728 sqm approx



37 Summit Dr BULLEEN 3105 (REI)

Agent Comments



Price: \$1,330,000

Method: Private Sale

Date: 30/07/2025

Property Type: House



77 Thompsons Rd BULLEEN 3105 (VG)

Agent Comments



Price: \$1,265,000

Method: Sale

Date: 21/05/2025

Property Type: House (Res)

Land Size: 722 sqm approx

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