

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
218 Bulleen Road, Bulleen Vic 3105

Indicative selling price

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

Single price \$1,049,000

Median sale price

Median price	\$1,401,500	Property Type	House	Suburb	Bulleen
Period - From	01/10/2025	to	31/12/2025	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	190 Thompsons Rd BULLEEN 3105	\$1,055,000	19/01/2026
2	140 Thompsons Rd BULLEEN 3105	\$950,000	12/12/2025
3	142 Thompsons Rd BULLEEN 3105	\$1,150,000	08/12/2025

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:

03/02/2026 13:22

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Indicative Selling Price

\$1,049,000

Median House Price

December quarter 2025: \$1,401,500



Property Type: House (Res)

Land Size: 742 sqm approx

Agent Comments

Comparable Properties



190 Thompsons Rd BULLEEN 3105 (REI)



Price: \$1,055,000

Method: Private Sale

Date: 19/01/2026

Property Type: House

Land Size: 697 sqm approx

Agent Comments



140 Thompsons Rd BULLEEN 3105 (REI)



Price: \$950,000

Method: Private Sale

Date: 12/12/2025

Property Type: House (Res)

Land Size: 735 sqm approx

Agent Comments



142 Thompsons Rd BULLEEN 3105 (REI)



Price: \$1,150,000

Method: Private Sale

Date: 08/12/2025

Property Type: House (Res)

Land Size: 747 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888