

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

18 Templestowe Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$840,000 & \$920,000

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	90 Thompsons Rd BULLEEN 3105	\$855,000	28/03/2026
3	218 Bulleen Rd BULLEEN 3105	\$1,020,000	12/03/2026

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:

22/06/2026 12:52

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Indicative Selling Price

\$840,000 - \$920,000

Median House Price

March quarter 2026: \$1,305,000



 2  1  3

Property Type: House

Land Size: 729 sqm approx

Agent Comments

Comparable Properties



166 Templestowe Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 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



90 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

 3  1  4

Price: \$855,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 507 sqm approx



218 Bulleen Rd BULLEEN 3105 (REI)

Agent Comments

 2  1  1

Price: \$1,020,000

Method: Private Sale

Date: 12/03/2026

Property Type: House (Res)

Land Size: 742 sqm approx

Account - Barry Plant | P: 03 9842 8888



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