

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

140 Thompsons Road, Bulleen Vic 3105

Indicative selling price

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

Single price

\$980,000

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	153 Manningham Rd BULLEEN 3105	\$1,120,000	30/08/2025
2	107 High St DONCASTER 3108	\$1,142,000	23/08/2025
3	74 Thompsons Rd BULLEEN 3105	\$1,100,000	06/06/2025

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:

01/12/2025 17:03

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$980,000

Median House Price

September quarter 2025: \$1,335,000



3 1 3

Property Type: House (Res)

Land Size: 735 sqm approx

Agent Comments

Comparable Properties



153 Manningham Rd BULLEEN 3105 (REI/VG)

Agent Comments

3 2 3

Price: \$1,120,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 669 sqm approx



107 High St DONCASTER 3108 (REI/VG)

Agent Comments

3 1 1

Price: \$1,142,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 729 sqm approx

74 Thompsons Rd BULLEEN 3105 (VG)

Agent Comments

4 - -

Price: \$1,100,000

Method: Sale

Date: 06/06/2025

Property Type: House (Res)

Land Size: 629 sqm approx

Account - Barry Plant | P: 03 9842 8888