

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
80 Thompsons Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

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	142 Thompsons Rd BULLEEN 3105	\$1,150,000	08/12/2025
3	153 Manningham Rd BULLEEN 3105	\$1,120,000	30/08/2025

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:

31/01/2026 21:58



Property Type: House
Land Size: 628 sqm approx

[Agent Comments](#)

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Indicative Selling Price
\$1,100,000 - \$1,150,000
Median House Price
December quarter 2025: \$1,401,500

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](#)



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](#)



153 Manningham Rd BULLEEN 3105 (REI)



Price: \$1,120,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 669 sqm approx

[Agent Comments](#)

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