

# 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

168 Thompsons Road, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### 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	142 Thompsons Rd BULLEEN 3105	\$1,150,000	08/12/2025
2	40 Apex Cr BULLEEN 3105	\$1,190,000	16/03/2026
3	16 Nirvana Cr BULLEEN 3105	\$1,192,000	14/03/2026

**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:

23/03/2026 11:43

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3   1   2

**Property Type:** House  
**Land Size:** 692 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
December quarter 2025: \$1,401,500

## Comparable Properties



142 Thompsons Rd BULLEEN 3105 (REI/VG)

[Agent Comments](#)

3   1   4

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 08/12/2025  
**Property Type:** House (Res)  
**Land Size:** 747 sqm approx



40 Apex Cr BULLEEN 3105 (REI)

[Agent Comments](#)

3   1   2

**Price:** \$1,190,000  
**Method:** Private Sale  
**Date:** 16/03/2026  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



16 Nirvana Cr BULLEEN 3105 (REI)

[Agent Comments](#)

3   1   1

**Price:** \$1,192,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx

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