

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

1/164 Thompsons Road, Bulleen Vic 3105

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,085,000

Property Type

Townhouse

Suburb

Bulleen

Period - From

10/06/2025

to

09/06/2026

Source

Property Data

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	5/102 Rose Av TEMPLESTOWE LOWER 3107	\$1,135,000	08/05/2026
2	3/3 Tasker St TEMPLESTOWE LOWER 3107	\$986,000	11/04/2026
3	15 Kenneth St BULLEEN 3105	\$960,000	20/12/2025

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:

10/06/2026 13:51



4
 2
 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

10/06/2025 - 09/06/2026: \$1,085,000

Comparable Properties



5/102 Rose Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4
 3
 2

Price: \$1,135,000

Method: Sold Before Auction

Date: 08/05/2026

Property Type: Townhouse (Single)

Land Size: 240 sqm approx



3/3 Tasker St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4
 3
 2

Price: \$986,000

Method: Private Sale

Date: 11/04/2026

Property Type: Townhouse (Single)

Land Size: 225 sqm approx



15 Kenneth St BULLEEN 3105 (REI/VG)

Agent Comments

4
 2
 1

Price: \$960,000

Method: Private Sale

Date: 20/12/2025

Property Type: Townhouse (Res)

Land Size: 255 sqm approx

Account - VICPROP | P: 03 8888 1011



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